

Appendices

APPENDIX 1: SA of the LDP Vision

Key

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.
?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.

Vision and SA objectives	In 2033 Pembrokeshire is a place with strong resourceful communities, where challenges of rurality and climate change are successfully tackled.	A distinctive sense of place exists based on its natural, landscape, cultural, built and linguistic heritage.	The Haven Towns operate as Regional Growth Centres for South West Wales.	Homes are provided for all and a strong economy enables people of all ages to live, work and thrive in the County.	Employment opportunities linked to start-up businesses, tourism, rural diversification, the green and blue energy industry and new sectors linked to the strategic opportunities provided by the Milford Haven Waterway and links to Ireland are promoted.	Town Centres are vibrant places where a range of uses take place.	Development is supported by key infrastructure.	Across the County green infrastructure and biodiversity are enhanced with accessible and healthy environments delivered for both people and wildlife.
1. Develop and maintain a balanced population structure.	+	0	+	+	+	0	0	0
	Developing resourceful communities where challenges of rurality are successfully tackled may assist in	Developing a distinctive sense of place is unlikely to impact significantly on	Provision of homes in sustainable locations for all sections and ages of the community.	Provision of appropriate homes for all sections of the community and encouraging a strong economy with	Provision of a range of employment opportunities should positively support this SA objective.	Ensuring that Town Centres are vibrant is unlikely to impact on population structure.	No significant impact on maintaining a balanced population structure.	Ensuring that environments are accessible and healthy for people may increase general health and there is therefore a potential link

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	<p>developing and maintaining a balanced population structure.</p>	<p>population structure.</p>		<p>its explicit aim of providing opportunities for all ages to live, work and thrive in the County should positively support this SA objective.</p>				<p>with the overall population, although not directly with its structure.</p>
<p>2. Promote and improve human health and well-being through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment.</p>	<p>0 No direct link to this SA objective.</p>	<p>0 No direct link to this SA objective.</p>	<p>+ The Haven Towns have existing healthcare services and facilities and recreation opportunities which can be reached by means of active travel.</p>	<p>+ Providing access to homes (particularly affordable housing) has been proven to improve health outcomes.</p>	<p>+ Creating job opportunities and therefore reducing unemployment is likely to have a positive impact on a population's health.</p>	<p>+ A vibrant town centre with a range of uses has the potential ensure that communities have access to key facilities and services, which would include health care</p>	<p>+ Having appropriate infrastructure will help ensure a clean and healthy environment.</p>	<p>+ There is a strong compatibility between this aspect of the Vision and this SA objective.</p>
<p>3. Improve education opportunities to enhance the skills and knowledge base</p>	<p>+ Part of developing resourceful communities involves supporting skills development.</p>	<p>0 No direct link to this SA objective.</p>	<p>+ The Haven Towns have existing education opportunities, with potential for continued improvement, which would make them accessible to all sections of the population to enhance their skills and</p>	<p>+ A strong economy should enable support and development of opportunities to enhance the skills and knowledge base.</p>	<p>+ Support for start-up businesses should deliver opportunities to enhance skills and knowledge base.</p>	<p>0 No direct link to this SA objective.</p>	<p>0 No direct link to this SA objective.</p>	<p>0 No direct link to the SA objective.</p>

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4. Minimise the need to travel and encourage sustainable modes of transport	+ 0 - Resourceful communities may be self-reliant in many ways (for example on energy generation) or by developing different service models which reduce the need to travel. However supporting rural communities may in some cases generate use of unsustainable modes of transport.	0 No direct link with this SA objective.	+ knowledge base. + The Haven Towns have a range of existing services and facilities which would be accessible by active travel and therefore minimise the need to travel.	0 Much depends on the location in which homes are provided as to whether or not this element is compatible with the SA objective.	0 Supporting businesses which provide jobs may reduce the need to travel, but much will depend on the location of those businesses and will depend on the LDP strategy. - There are large pockets of existing population around the Milford Haven Waterway and at Fishguard and Goodwick, so promotion of strategic opportunities in this area may reduce the need to travel.	+ Ensuring vibrant Town Centres should reduce the need to travel to locations further afield.	0 Key infrastructure will include appropriate access to new developments . Where possible this should include active travel access.	+ Promotion of Green Infrastructure can encourage sustainable modes of transport, such as cycling and walking.
5. Provide a range of high quality housing including affordable housing to meet local needs.	+ + The two are highly complementary as delivering strong resourceful communities requires housing	+ Ensuring that development helps to create a distinct sense of place based on natural, cultural, built	+ Providing high quality housing and affordable housing in the Haven Towns would deliver new homes in the areas of greatest need	+ Strong compatibility between this element of the Vision and the SA objective.	0 No direct link to this SA objective.	0 No direct link to this SA objective.	+ Key infrastructure requirements will be an important element of ensuring that housing of high quality.	0 No direct link to this SA objective.

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	<p>issues to be addressed.</p>	<p>and linguistic heritage will assist in delivering high quality housing.</p>	<p>as identified in the Local Housing Market Assessment (2022)</p>					
<p>6. Build safe, vibrant and cohesive communities which have improved access to key service and facilities.</p>	<p>+ Delivering strong resourceful communities is part of building safe, vibrant and cohesive communities. Part of tackling challenges of rurality involves addressing how rural communities can access key services and facilities.</p>	<p>+ Part of delivering vibrant and cohesive communities involves supporting the Welsh language and ensuring that there is a distinctive sense of place.</p>	<p>+ The location of new development in the Haven Towns would enable communities to access key services and facilities. Appropriate design measures can help ensure new developments provide safe and cohesive communities.</p>	<p>+ Provision of homes for all and support for a strong economy are two critical elements of building safe, vibrant and cohesive communities.</p>	<p>+ Supporting a range of employment opportunities is part of building safe, vibrant and cohesive communities.</p>	<p>+ Ensuring that Town Centres are vibrant is a part of ensuring that communities (particularly those with limited access to private transport or the internet) have access to key services and facilities.</p>	<p>+ Key infrastructure is essential for services and facilities.</p>	<p>+ A healthy and accessible environment with connections through green infrastructure promoted will assist both in supporting cohesive communities and in ensuring access to services and facilities.</p>
<p>7. Protect and enhance the role of the Welsh language and culture.</p>	<p>+ Part of delivering strong resourceful communities is supporting the Welsh language and culture. This is particularly relevant in rural areas.</p>	<p>+ Strong complementarity between this SA objective and this element of the Vision.</p>	<p>+ Whilst the Haven Towns are not identified as Welsh Language Sensitive Areas within Pembrokeshire, new Welsh Medium Schools have recently been delivered in Haverfordwest and a further Welsh Medium</p>	<p>+ Provision of homes for all can assist in protecting the Welsh language as it means Welsh speaking residents are able to find a home in their community. Supporting the economy may also make it possible for people to stay</p>	<p>+ Development of a range of employment opportunities will support Welsh speaking residents to in their community, rather than moving away to look for work.</p>	<p>+ Town Centres are community hubs that provide opportunities for for cultural exchange and use of Welsh language.</p>	<p>0 No direct link to this SA objective.</p>	<p>0 No direct link to this SA objective.</p>

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			School is under construction in Pembroke. These measures will enhance the role of the Welsh language and culture in the Haven Towns.	in their community rather than move away to look for work.				
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	0 Supporting strong resourceful communities where challenges of rurality are tackled is directly compatible with this SA objective. Supporting the rural economy however is likely to increase the need to travel by non-sustainable means thereby off-setting the positive effects of tackling rurality.	0 No direct link to this SA objective.	+ Supporting further growth in the Haven Towns would support this SA Objective as the Haven Towns are the most accessible locations in Pembrokeshire with a range of public transport services and active travel opportunities.	+ Direct links with between this SA objective and supporting a strong economy that enables people of all ages to live, work and thrive in the County.	+ Direct compatibility between the SA objective and this part of the Vision. The broad nature of employment opportunities identified which include rural diversification will assist in increasing the range and availability of employment opportunities for Pembrokeshire's population.	+ Ensuring town centres are vibrant will ensure job opportunities in the most accessible locations.	+ Positively supports this SA objective.	0 No direct link to this SA objective.
9. Support a sustainable and diverse local economy.	+ Direct compatibility as this SA objective should be achieved by the Vision's aspiration to	+ Direct compatibility supporting sustainability and diversity.	+ Direct links between this SA objective and supporting the Havens Towns which would be a	+ Direct links with between this SA objective and supporting a strong economy that	+ Direct compatibility between the SA objective and this part of the Vision, which will	+ Ensuring town centres are vibrant is one aspect of supporting a sustainable	+ Positively supports this SA objective.	0 No direct link to this SA objective.

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	support strong, resourceful communities where the challenges of rurality are tackled.		focus for economic development in the County.	enables people of all ages to live, work and thrive in the County.	assist in increasing the range and availability of employment opportunities for Pembrokeshire's population.	and diverse local economy.		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change.	<p>+ Supporting resourceful communities may well assist in this, particularly in cases where communities are generating their own energy.</p> <p>- Tackling issues of rurality may in some cases mean that unsustainable locations for services are required to support communities or that car-based travel is necessary. Overall however the outcome should be positive.</p>	0 No direct link to this SA objective.	+ Directing growth towards the Haven Towns as the most accessible locations in Pembrokeshire with a range of public transport services and active travel opportunities and facilities will significantly help to achieve this SA.	0 No direct link to this SA objective.	<p>+ Promotion of green energy is strongly compatible with this SA objective.</p> <p>- This may be offset to some extent by other types of employment however including rural diversification may result in increases in car travel.</p>	+ Supporting Pembrokeshire's town centres may result in fewer trips to locations further afield for services.	+ Direct compatibility between this part of the Vision and the SA objective.	+ Direct compatibility between this part of the Vision and the SA objective.
11. Maintain and improve air quality.	0 No direct link to this SA objective.	0 No direct link to this SA objective.	+ Some areas of the Haven Towns have identified Air	0 No direct link to this SA objective.	+ There is a positive relationship between this	+ Some areas of the Haven Towns have identified Air	+ Policies in the plan address this SA Objective.	+ Enhancing biodiversity and promoting healthy

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			<p>Quality Management Areas (Haverfordwest and Pembroke), however, these areas have been compliant for a number of years. Policies in the plan will ensure air quality is managed.</p>		<p>part of the Vision and the SA Objective particularly linked to the development of the blue and green energy industry.</p>	<p>Quality Management Areas (Haverfordwest and Pembroke), however, these areas have been compliant for a number of years. Policies in the plan will ensure air quality is managed.</p>		<p>environments should result in improvements to air quality.</p>
<p>12. Minimise the generation of waste and pollution</p>	<p>+ Encouraging strong resourceful communities should result in the minimisation of waste generation. - Supporting rural communities may however result in increased air pollution from cars.</p>	<p>0 No direct link to this SA objective.</p>	<p>+ Some areas of the Haven Towns have identified Air Quality Management Areas (Haverfordwest and Pembroke), however, these areas have been compliant for a number of years. Policies in the plan will ensure air quality is managed. Directing the majority of development to the most accessible locations will</p>	<p>+ Building houses has potential to generate additional waste but Policies in the plan will help to minimise the effects such as reusing materials, land, buildings and protecting water quality will address this SA Objective.</p>	<p>+ Policies in the plan address this SA Objective. The development of the blue and green energy industry in particular will help to reduce overall pollution.</p>	<p>0 No direct link to this SA objective.</p>	<p>+ Policies in the plan address this SA Objective. This will include the need to ensure that waste and pollution is properly managed within new developments .</p>	<p>+ There is a strong positive link between this part of the Vision and the SA.</p>

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			assist with reducing the need to travel.					
13. Encourage the efficient production, use, re-use and recycling of resources	+ Encouraging strong resourceful communities should contribute towards meeting this SA objective.	0 No direct link to this SA objective.	+ Policies in the plan address this SA Objective. Directing the majority of growth to the Haven Towns will help to reuse land and buildings.	+ Policies in the plan to maximise reuse of materials, land and buildings will help to address this SA Objective.	+ Policies in the plan to maximise reuse of materials, land and buildings will help to address this SA Objective.	+ Reusing land and buildings within town centres is a positive way of making efficient use of resources and will contribute towards this SA objective.	0 No direct link to this SA objective.	0 No direct link to this SA objective.
14. Maintain and protect the quality of inland and coastal water	+ Policies in the plan address this SA Objective.	+ Protecting and enhancing the natural landscape should assist in delivering this SA objective.	+ Specific policies and national policy and guidance will support this SA Objective.	0 No direct link to this SA objective.	0 Development linked to the Milford Haven Waterway has the potential to impact water quality. Protection is afforded by policies in the Plan such as those protecting water quality and ensuring the proper management of waste. The overall outcome should be a neutral effect for this SA objective.	0 Development within Town Centres has the potential to impact water quality. Protection is afforded by policies in the Plan such as those protecting water quality and ensuring the proper management	+ Provision of necessary infrastructure will assist in protecting water quality.	+ Ensuring water quality is not affected is a key element of maintaining and enhancing the natural environment.
15. Reduce the impacts of flooding	+ Flooding and sea level rise are often the consequence of	+ Change and loss to the natural landscape,	+ Some areas of the Haven Towns are constrained by	0 No direct link to this SA objective.	0 No direct link to this SA objective.	+ Some certain town centres including Haverfordwest	0 No direct link to this SA objective.	+ Promotion of biodiversity and healthy environments

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and sea level rises	climate change. Policies which guide development out of risk areas and which allow for adaptation will help to achieve this element of the Vision.	cultural and built heritage may result from flooding and sea-level rise but reducing their impacts will also help to mitigate further loss.	flood risk. Specific policies and national policy and guidance will support this SA Objective.			are heavily constrained by flood risk. Specific policies and national policy and guidance will assist in adapting or relocating development to reduce risk over time, thus helping to improve their vibrancy.		will assist in meeting this SA objective, particularly using the natural environment to manage flood risk.
16. Use land efficiently and minimise contamination	0 No direct link to this SA objective.	0 No direct link to this SA objective.	0 No direct link to this SA objective.	0 No direct link to this SA objective.	0 No direct link to this SA objective.	+ . Re-use of land and buildings in town centres will help to achieve this SA Objective.	+ Having the necessary infrastructure in place will help to minimise contamination and achieve this SA Objective	+ Promoting healthy environments will help in minimising contamination and efficient use of land will minimise impact on greenfield sites..
17. Safeguard soil quality and quantity	+ Reducing the impacts of climate change will help to ensure soil quality and quantity.	0 No direct link to this SA objective.	+ Directing development to towns will help maximise the reuse of land and buildings and minimise the use of greenfield land.	+ Specific policies and national policy and guidance will support this SA Objective. Soil is included in GN 1.	0 No direct link to this SA objective.	+ 0 Re-use of land and buildings in town centres will help to achieve this SA Objective.	+ Having the necessary infrastructure in place to support development will reduce the potential for soil contamination through pollution incidents.	+ Promoting biodiversity and healthy environments will assist in safeguarding soil quality and quantity.

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18. Maintain, enhance and value biodiversity and promote the resilience of ecosystems.	+ Tackling climate change will support the aims of this SA objective.	+ Supporting a distinctive sense of place based on natural landscapeshould ensure that biodiversity is maintained, enhanced and valued.	+ Directing growth to the Haven Towns will help to maximise the reuse of land and buildings and minimise development of greenfield land thereby helping to achieve this SA objective.	0 No direct link to this SA objective.	0 No direct link to this SA objective.	0 No direct link to this SA objective.	+ Specific policies and nation Having the necessary infrastructure in place to support development will reduce the potential for contamination of the natural environment thereby supporting this SA objective.	+ Promoting biodiversity and healthy environments is directly compatible with the SA objective.
19. Protect and enhance the landscape and geological heritage	0 No direct link to this SA objective.	+ This is complementary in nature – ensuring development promotes a distinctive sense of place base on the natural landscape and should meet this SA objective.	+ Directing growth to the Haven Towns will help to maximise the reuse of land and buildings and minimise development of greenfield sites, thereby supporting this SA objective.	0	+ Potentially delivering such employment opportunities may have a negative landscape impacts / impacts on geological heritage, however specific policies and national policy and guidance will support this SA Objective No direct link to this SA objective.	0 No direct link to this SA objective.	0 No direct link to this SA objective.	+ Promoting green infrastructure, biodiversity and healthy and accessible environments should assist in protecting and enhancing the landscape and geological heritage.

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20. Encourage quality locally distinct design that complements the built heritage	0 No direct link to this SA objective.	+ + Strongly complementary in nature.	0 No direct link to this SA objective.	0 Specific policies and national policy and guidance will support this SA Objective No direct link to this SA objective.	0 No direct link to this SA objective.	+ + Ensuring the vibrancy of Town Centres will directly relate to having good quality design and protecting the built heritage.	+ No direct link to this SA objective.	0 No direct link to this SA objective.
21. Protect, enhance and value the built heritage and historic environment.	0 No direct link to this SA objective.	+ + Strongly complementary in nature.	0 There will be a need to ensure that the built heritage of the Haven Towns is protected and enhanced by good design and not diluted by new growth directed to these locations.	0 No direct link to this SA objective.	0 No direct link to this SA objective.	0 There will be a need to ensure that the built heritage of the Haven Towns is protected and enhanced by good design and not diluted by new growth directed to these locations.	0 There will be a need to ensure that the built heritage of the Haven Towns is protected and enhanced by good design and not diluted by new growth directed to these locations.	+ Potentially some commonality as green infrastructure can enhance the setting of and interconnections between built heritage and the historic environment.

APPENDIX 2: Compatibility of the SA and LDP Objectives

++	There is generally consistent strong positive association between the LDP Objective and the SA objective.
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✓	The LDP Objective is compatible with the SA Objective.
x	The LDP Objective is incompatible with the SA Objective.
0	The LDP Objective has no direct relationship with the SA Objective.
?	It is unknown/unclear whether the LDP Objective contributes and/or is compatible with the SA Objective

APPENDIX 3: SA of Preferred Strategic Option

The growth options were appraised using the following scoring matrix:

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Housing Requirement

Provision is made for approximately 6,425 dwellings in the Plan period, to enable delivery of housing requirement of 5,840 dwellings (365 per year).

The housing requirement is a hybrid from the following three options:

Option 2 Dwelling led (5 years average) Scenario: +412 dwellings per annum

Option 3 Dwelling led (10yr Average) Scenario: +379 dwellings per annum

Option 5: PG Long Term Scenario: +295 dwellings per annum

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 positive relationship between the provision of housing and the SA Objective. Whilst an increase in the older (65+) age groups is estimated under all the scenarios, larger net migration flows estimated under the dwelling-led scenarios used in this hybrid option, results in the maintenance of a more youthful population profile than that projected with lower growth levels. The housing provision will provide for a variety of needs including affordable housing for local people and sheltered housing for the elderly, however, the occupancy of market housing cannot be controlled.	+	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive with this hybrid option which is close to a higher growth scenario. New housing provision would help meet the needs of those people currently in inappropriate housing which may improve their	+	✓

opportunities & a clean & healthy environment.	health. This objective is more likely to be achieved by the location of growth in areas with health and recreation services.		
3. Improve education opportunities to enhance the skills & knowledge base.	No significant association between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Unknown relationship. The location rather than the level of growth will be the key determinant of compliance with this SA objective.	?	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This higher growth option would equate to a greater number of affordable housing overall. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	+	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Positive impacts are that new development would be required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. This higher growth scenario would lead to an increase in the younger age categories which will help to sustain key service industries.	+	?
7. Protect & enhance the role of the Welsh Language & culture.	Providing greater levels of housing and affordable housing would provide more opportunities for young, local people to remain in the County and therefore support the role of the Welsh language and culture. This would be supported by Pembrokeshire's Welsh in Education Strategic Plan 2022-2031 which aims to increase Welsh medium education. Each allocation in a Welsh Language Sensitive Area will be assessed to determine if the level of growth would lead to	+	?

	a sustainable balance between employment opportunities, inward migration and the Welsh language.		
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The relationship between housing and jobs means that a high level of housing and in-migration would support a higher level of job opportunities. Increased housing can provide jobs in construction contributing to the range of employment opportunities.	+	✓
9. Support a sustainable & diverse local economy	The relationship between housing and jobs means that a moderate level of housing and in-migration would support a high level of job opportunities and a diverse economy.	++	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Positive impact as new homes are required to reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.	+	✓
11. Maintain & improve air quality.	This higher growth scenario infers a proportionate increase in transport and economic activity which will potentially lead to increased gaseous emissions. However, this is significantly influenced and can be mitigated by the location of new development.	-	✓
12. Minimise the generation of waste & pollution.	High growth is likely to result in increased waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by other policies in the plan.	--	-
13. Encourage the efficient production, use, reuse & recycling of resources.	Moderate growth is likely to result in the proportionate use of non recycled materials in construction. However, other policies could mitigate this impact, such as prioritising the reuse of land and buildings.	-	?

14. Maintain & protect the quality of inland & coastal water.	Uncertain relationship between the policy and this objective as the impacts on this SA objective are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation (SAC) rivers. New housing should be adapted for climate change and incorporate sustainable drainage systems reducing surface water runoff and associated pollution to watercourses. Household and population increase will place pressure on inland water bodies for abstraction.	?	✓
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective as impacts on this SA objective are more likely to be dictated by the location of new development, rather than the level of growth. National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised.	?	✓
16. Use land efficiently & minimise contamination.	Higher levels of housing growth are more likely to result in greater land take and associated issues of contamination. Detailed policies can help to mitigate the impacts by including detail of housing densities and using previously developed land amongst other aspects.	--	0
17. Safeguard soil quality & quantity.	The high level of growth is likely to result in a need to use proportionate numbers of greenfield sites which would impact negatively on soil quality and quantity.	--	?
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	?
19. Protect & enhance the landscape & geological heritage.	High levels of growth may result in proportionate impacts on landscape and geological heritage.	-	✓

20. Encourage quality locally distinct design that complements the built heritage.	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is dependent on how growth is implemented.	?	✓
21. Protect, enhance & value the built heritage & historic environment.	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is dependent on how growth is implemented.	?	✓
<p>Summary</p> <p>The housing requirements policy supports development throughout the County. The distribution of housing is defined by the Settlement Hierarchy (SP 6) and supported by other detailed policies on settlement boundaries (SP 7), Regional Growth Areas and Urban Settlements (SP 8), Narberth Rural Town, Service Centres and Service Villages (SP 9) and Local Villages (SP 10). The wide distribution and balanced scale of development between urban and rural settlements should contribute to maintaining a healthy rural population and prevent instances of over development. This approach in terms of access is two fold; reducing the need to travel to essential services; and the potential to reduce distance travelled to home/employment, which remains one of the major trip generators for the County. National awareness of issues relating to housing and impacts upon climate change is reflected at local level within this policy or through this policy in combination with one or more policies. Where housing development is likely to have an impact upon landscape, heritage and/or biodiversity the policy will work in combination with detailed polices to carry out mitigation and/or protection measures.</p>			

Assessment of Growth Options

The growth options based on the Welsh Government’s 2018 Household Projections have been appraised to inform the preferred growth option for the Re-Deposit Plan. An appraisal of the strategic growth options assessed to inform the Preferred Strategy (and first Deposit) is contained in the Sustainability Appraisal of Strategic Options (July 2018).

SA Objectives	Option 1 – Dwelling led	Option 2 Dwelling led (5 years average)	Option 3 Dwelling led (10yr Average)	Option 4: PG Long Term (Fert-H, Mort H)	Option 5: PG Long Term	Option 6 WG 2018 (HIGHPOP)
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		Scenario: +425 dpa		Scenario: +412 dpa		Scenario: +379 dwellings per annum		Scenario: +317 dpa		Scenario: +295 dpa		Scenario: +313 dpa
1. Develop & maintain a balanced population structure.	+	Whilst an increase in the older (65+) age groups is estimated under all the scenarios, larger net migration flows estimated under the dwelling-led scenarios used in this option, results in the maintenance of a more youthful population profile	+	Whilst an increase in the older (65+) age groups is estimated under all the scenarios, larger net migration flows estimated under the dwelling-led scenarios used in this option, results in the maintenance of a more youthful population profile	+	Whilst an increase in the older (65+) age groups is estimated under all the scenarios, larger net migration flows estimated under the dwelling-led scenarios used in this hybrid option, results in the maintenance of a more youthful population profile	--	Over the 2017 – 2033 Plan period, there is substantial population growth projected in the 60+ age groups and depopulation in some of the younger age groups.	--	Over the 2017-2033 plan period, there is substantial population growth projected in the 60+ age groups and depopulation in some of the younger age groups.	--	Over the 2017-2033 plan period, there is substantial population growth projected in the 60+ age groups and depopulation in some of the younger age groups.
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean &	+	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive with the higher growth scenarios. New	+	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive with the higher growth scenarios. New	+	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive with the higher growth	+	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive with the higher growth	+	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive	+	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive

healthy environment.		housing provision would help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.		housing provision would help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.		scenarios. New housing provision would help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.		scenarios. New housing provision would help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.		with the higher growth scenarios. New housing provision would help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.		with the higher growth scenarios. New housing provision would help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.
3. Improve education opportunities to enhance the skills & knowledge base.	0	No relationship between the level of growth option and this SA objective.	0	No relationship between the level of growth option and this SA objective.	0	No relationship between the level of growth option and this SA objective.	0	No relationship between the level of growth option and this SA objective.	0	No relationship between the level of growth option and this SA objective.	0	No relationship between the level of growth option and this SA objective.
4. Minimise the need to travel & encourage sustainable	?	Unknown relationship. The location rather than the level of growth will be the	?	Unknown relationship. The location rather than the level of growth will be the	?	Unknown relationship. The location rather than the level of growth will be	?	Unknown relationship. The location rather than the level of growth	?	Unknown relationship. The location rather than the level of growth	?	Unknown relationship. The location rather than the level of growth

modes of transport		key determinant of compliance with this SA objective.		key determinant of compliance with this SA objective.		the key determinant of compliance with this SA objective.		will be the key determinant of compliance with this SA objective.		will be the key determinant of compliance with this SA objective.		will be the key determinant of compliance with this SA objective.
5. Provide a range of high quality housing including affordable housing to meet local needs.	+ +	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This higher growth option would equate to a greater number of affordable housing overall. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	+ +	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This higher growth option would equate to a greater number of affordable housing overall. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	++	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This higher growth option would equate to a greater number of affordable housing overall. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	+	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This medium growth option would deliver moderate numbers of new affordable housing. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	+	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This medium growth option would deliver moderate numbers of new affordable housing. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	+	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This medium growth option would deliver moderate numbers of new affordable housing. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.

<p>6. Build safe, vibrant & cohesive communities which have improved access to key service & facilities.</p>	+	<p>Positive impacts are that new development would be required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. This higher growth scenario would lead to an increase in the younger age categories which will help to sustain key service industries.</p>	+	<p>Positive impacts are that new development would be required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. This higher growth scenario would lead to an increase in the younger age categories which will help to sustain key service industries.</p>	+	<p>Positive impacts are that new development would be required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. This higher growth scenario would lead to an increase in the younger age categories which will help to sustain key service industries.</p>	-	<p>Positive impacts are that new development would be required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. Potential negative impacts as this lower growth scenario would lead to a decrease in the younger age categories which may make it difficult to sustain key service industries.</p>	-	<p>Positive impacts are that new development would be required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. Potential negative impacts as this lower growth scenario would lead to a decrease in the younger age categories which may make it difficult to sustain key</p>	-	<p>Positive impacts are that new development would be required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. Potential negative impacts as this lower growth scenario would lead to a decrease in the younger age categories which may make it difficult to sustain key</p>
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									service industries.		service industries.	
7. Protect & enhance the role of the Welsh language & culture.	+	Providing greater levels of housing and affordable housing would provide more opportunities for young, local people to remain in the County and therefore support the role of the Welsh language and culture. This would be supported by Pembrokeshire's Welsh in Education Strategic Plan 2022-2031 which aims to increase Welsh medium education. Each allocation in a Welsh Language Sensitive Area will be assessed to determine if the level of growth would lead to a sustainable balance between employment	+	Providing greater levels of housing and affordable housing would provide more opportunities for young, local people to remain in the County and therefore support the role of the Welsh language and culture. This would be supported by Pembrokeshire's Welsh in Education Strategic Plan 2022-2031 which aims to increase Welsh medium education. Each allocation in a Welsh Language Sensitive Area will be assessed to determine if the level of growth would lead to a sustainable balance between employment	++	Providing greater levels of housing and affordable housing would provide more opportunities for young, local people to remain in the County and therefore support the role of the Welsh language and culture. This would be supported by Pembrokeshire's Welsh in Education Strategic Plan 2022-2031 which aims to increase Welsh medium education. Each allocation in a Welsh Language Sensitive Area will be assessed to determine if	+	Providing moderate levels of housing and affordable housing would provide opportunities for young, local people to remain in the County and therefore support the role of the Welsh language and culture. This would be supported by Pembrokeshire's Welsh in Education Strategic Plan 2022-2031 which aims to increase Welsh medium education. Each allocation in a Welsh Language Sensitive Area will be assessed to determine if	+	Providing moderate levels of housing and affordable housing would provide opportunities for young, local people to remain in the County and therefore support the role of the Welsh language and culture. This would be supported by Pembrokeshire's Welsh in Education Strategic Plan 2022-2031 which aims to increase Welsh medium education. Each allocation in a Welsh Language	+	Providing moderate levels of housing and affordable housing would provide opportunities for young, local people to remain in the County and therefore support the role of the Welsh language and culture. This would be supported by Pembrokeshire's Welsh in Education Strategic Plan 2022-2031 which aims to increase Welsh medium education. Each allocation in a Welsh Language

		opportunities, inward migration and the Welsh language.		opportunities, inward migration and the Welsh language.		the level of growth would lead to a sustainable balance between employment opportunities, inward migration and the Welsh language.		the level of growth would lead to a sustainable balance between employment opportunities, inward migration and the Welsh language.		Sensitive Area will be assessed to determine if the level of growth would lead to a sustainable balance between employment opportunities, inward migration and the Welsh language.		Sensitive Area will be assessed to determine if the level of growth would lead to a sustainable balance between employment opportunities, inward migration and the Welsh language.
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	+	The relationship between housing and jobs means that a high level of housing and in-migration would support a higher level of job opportunities.	+	The relationship between housing and jobs means that a high level of housing and in-migration would support a higher level of job opportunities	++	The relationship between housing and jobs means that a high level of housing and in-migration would support a higher level of job opportunities	+	The relationship between housing and jobs means that a moderate level of housing and in-migration would support a moderate level of job opportunities.	+	The relationship between housing and jobs means that a moderate level of housing and in-migration would support a moderate level of job opportunities.	+	The relationship between housing and jobs means that a moderate level of housing and in-migration would support a moderate level of job opportunities.
9. Support a sustainable & diverse local economy.	+	The relationship between housing and jobs means that a moderate level of housing and in-migration	+	The relationship between housing and jobs means that a moderate level of housing and in-migration	++	The relationship between housing and jobs means that a moderate level of housing and	+	The relationship between housing and jobs means that a moderate level of housing	+	The relationship between housing and jobs means that a	+	The relationship between housing and jobs means that a

		would support a high level of job opportunities and a diverse economy.		would support a high level of job opportunities and a diverse economy.		in-migration would support a high level of job opportunities and a diverse economy.		and in-migration would support a moderate level of job opportunities and a moderately diverse economy.		moderate level of housing and in-migration would support a moderate level of job opportunities and a moderately diverse economy.		moderate level of housing and in-migration would support a moderate level of job opportunities and a moderately diverse economy.
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	+	Positive impact as new homes are required to reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.	+	Positive impact as new homes are required to reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.	+	Positive impact as new homes are required to reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.	+	Positive impact as new homes are required to reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.	+	Positive impact as new homes are required to reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.	+	Positive impact as new homes are required to reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.
11. Maintain & improve air quality.	--	This higher growth scenario infers a	--	This higher growth scenario infers a	--	This higher growth scenario infers a	-	This moderate growth scenario infers a	-	This moderate growth scenario infers	-	This moderate growth scenario infers

		<p>proportionate increase in transport and economic activity which will potentially lead to increase gaseous emissions. However, this is significantly influenced and can be mitigated by the location of new development.</p>		<p>proportionate increase in transport and economic activity which will potentially lead to increase gaseous emissions. However, this is significantly influenced and can be mitigated by the location of new development.</p>		<p>proportionate increase in transport and economic activity which will potentially lead to increase gaseous emissions. However, this is significantly influenced and can be mitigated by the location of new development.</p>		<p>proportionate increase in transport and economic activity which will potentially lead to increase gaseous emissions. However, this is significantly influenced and can be mitigated by the location of new development.</p>		<p>a proportionate increase in transport and economic activity which will potentially lead to increase gaseous emissions. However, this is significantly influenced and can be mitigated by the location of new development.</p>		<p>a proportionate increase in transport and economic activity which will potentially lead to increase gaseous emissions. However, this is significantly influenced and can be mitigated by the location of new development.</p>
<p>12. Minimise the generation of waste & pollution.</p>	-	<p>High growth is likely to result in increased waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by other policies in the plan.</p>	-	<p>High growth is likely to result in increased waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by other policies in the plan.</p>	-	<p>High growth is likely to result in increased waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by other policies in the plan.</p>	-	<p>Moderate growth is likely to result in the moderate waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by other policies in the plan.</p>	-	<p>Moderate growth is likely to result in the moderate waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by</p>	-	<p>Moderate growth is likely to result in the moderate waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by</p>

									other policies in the plan.		other policies in the plan.	
13. Encourage the efficient production, use, re-use & recycling of resources.	-	Higher growth is likely to result in the proportionate use of non recycled materials in construction. However, other policies could mitigate this impact.	-	Higher growth is likely to result in the proportionate use of non recycled materials in construction. However, other policies could mitigate this impact.	-	Higher growth is likely to result in the proportionate use of non recycled materials in construction. However, other policies could mitigate this impact.	-	Moderate growth is likely to result in the proportionate use of non recycled materials in construction. However, other policies could mitigate this impact.	-	Moderate growth is likely to result in the proportionate use of non recycled materials in construction. However, other policies could mitigate this impact.	-	Moderate growth is likely to result in the proportionate use of non recycled materials in construction. However other policies could mitigate this impact.
14. Maintain & protect the quality of inland & coastal water.	?	Uncertain relationship between the policy and this objective as the impacts are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation (SAC) rivers. New housing should	?	Uncertain relationship between the policy and this objective as the impacts are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation (SAC) rivers. New housing should	?	Uncertain relationship between the policy and this objective as the impacts are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation	?	Uncertain relationship between the policy and this objective as the impacts are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation	?	Uncertain relationship between the policy and this objective as the impacts are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas	?	Uncertain relationship between the policy and this objective as the impacts are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas

16. Use land efficiently & minimise contamination.	--	Higher levels of housing growth are more likely to result in greater land take and associated issues of contamination.		Higher levels of housing growth are more likely to result in greater land take and associated issues of contamination.	-	Higher levels of housing growth are more likely to result in greater land take and associated issues of contamination.	-	Moderate growth levels are likely to result in proportionate land take and associated issues of contamination.	-	Moderate growth levels are likely to result in proportionate land take and associated issues of contamination.	-	Moderate growth levels are likely to result in proportionate land take and associated issues of contamination.
17. Safeguard soil quality & quantity.	--	The high level of growth is likely to result in a need to use proportionate numbers of greenfield sites which would impact negatively on soil quality and quantity.		The high level of growth is likely to result in a need to use proportionate numbers of greenfield sites which would impact negatively on soil quality and quantity.	-	The high level of growth is likely to result in a need to use proportionate numbers of greenfield sites which would impact negatively on soil quality and quantity.	-	The moderate growth level is likely to result in a need to use proportionate numbers of greenfield sites which would impact negatively on soil quality and quantity.	-	The moderate growth level is likely to result in a need to use proportionate numbers of greenfield sites which would impact negatively on soil quality and quantity.	-	The moderate growth level is likely to result in a need to use proportionate numbers of greenfield sites which would impact negatively on soil quality and quantity.
18. Maintain, enhance & value biodiversity and promote the resilience of ecosystems.	+	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.
19. Protect & enhance the landscape &	--	High levels of growth may result in proportionate		High levels of growth may result in proportionate		High levels of growth may result in	-	Moderate levels of growth may result in	-	Moderate levels of growth may	-	Moderate levels of growth may

SA Objectives		Option 7 PG 2 year Scenario: 293 dpa		Option 8 WG 2018 Scenario: +171 dpa		Option 9: PG 10 year Scenario: +191 dpa		Option 10: WG 2018 (LOWPOP) +216 dpa		Option 11: WG 2014 Scenario: 184 dpa		Option 12: Zero Migration Scenario: -74 dpa
1. Develop & maintain a balanced population structure.	--	Over the 2017-2033 plan period, there is substantial population growth projected in the 60+ age groups and depopulation in some of the younger age groups.	--	Over the 2017-2033 plan period, there is substantial population growth projected in the 60+ age groups and depopulation in the younger age groups.	--	Over the 2017-2033 plan period, there is substantial population growth projected in the 60+ age groups and depopulation in the younger age groups.	--	Over the 2017-2033 plan period, there is substantial population growth projected in the 60+ age groups and depopulation in the younger age groups.	--	Over the 2017-2033 plan period, there is substantial population growth projected in the 60+ age groups and depopulation in the younger age groups.	--	Over the 2017-2033 plan period, there is substantial population growth projected in the 60+ age groups and major depopulation in the younger age groups.
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	+	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive with the higher growth scenarios. New housing provision would	+	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive with the higher growth scenarios.	+	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive with the higher growth scenarios.	+	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive with the higher growth scenarios.	+	There is a weak, but generally positive relationship between providing new housing and this objective across all the growth scenarios, but most positive with the higher growth scenarios.	--	No new housing provision would not help meet the needs of those people currently in inappropriate housing which could improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.

		help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.		New housing provision would help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.		New housing provision would help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.		New housing provision would help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.		New housing provision would help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.		
3. Improve education opportunities to enhance the skills & knowledge base.	0	No relationship between the level of growth option and this SA objective.	0	No relationship between the level of growth option and this SA objective.	0	No relationship between the level of growth option and this SA objective.	0	No relationship between the level of growth option and this SA objective.	0	No relationship between the level of growth option and this SA objective.	0	No relationship between the level of growth option and this SA objective.
4. Minimise the need to travel & encourage sustainable modes of transport	?	Unknown relationship. The location rather than the level of growth will be the key determinant of compliance with	?	Unknown relationship. The location rather than the level of growth will be the key determinant of compliance	?	Unknown relationship. The location rather than the level of growth will be the key determinant of compliance	?	Unknown relationship. The location rather than the level of growth will be the key determinant of compliance	?	Unknown relationship. The location rather than the level of growth will be the key determinant of compliance	?	Unknown relationship. The location rather than the level of growth will be the key determinant of compliance with this SA objective.

		this SA objective.		with this SA objective.		with this SA objective.		with this SA objective.		with this SA objective.		
5. Provide a range of high quality housing including affordable housing to meet local needs.	+	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This medium growth option would deliver moderate numbers of new affordable housing. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	+	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This lower growth option would deliver some new affordable housing. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	+	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This lower growth option would deliver some new affordable housing. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	+	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This lower growth option would deliver some new affordable housing. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	+	The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. This lower growth option would deliver some new affordable housing. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	--	This growth option would not provide any new housing or affordable housing
6. Build safe, vibrant & cohesive communities which have	+/-	Positive impacts are that new development would be required to	+/-	Positive impacts are that new development would be	+/-	Positive impacts are that new development would be	+/-	Positive impacts are that new development would be	+/-	Positive impacts are that new development would be	--	Under the Net Nil scenario, a decline in the population would be more evidenced in the

improved access to key service & facilities.		provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. Potential negative impacts as this lower growth scenario would lead to a decrease in the younger age categories which may make it difficult to sustain key service industries.		required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. Potential negative impacts as this lower growth scenario would lead to a decrease in the younger age categories which may make it difficult to sustain key service industries.		required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. Potential negative impacts as this lower growth scenario would lead to a decrease in the younger age categories which may make it difficult to sustain key service industries.		required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. Potential negative impacts as this lower growth scenario would lead to a decrease in the younger age categories which may make it difficult to sustain key service industries.		required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. Potential negative impacts as this lower growth scenario would lead to a decrease in the younger age categories which may make it difficult to sustain key service industries.		younger age groups driven by the reduced migration flows.
7. Protect & enhance the role of the	+	Providing moderate levels of housing and affordable	-	The lower levels of housing provision	-	The lower levels of housing provision	-	The lower levels of housing provision	-	The lower levels of housing provision		No housing provision means there would be no new housing or

<p>Welsh language & culture.</p>	<p>housing would provide opportunities for young, local people to remain in the County and therefore support the role of the Welsh language and culture. This would be supported by Pembrokeshire's Welsh in Education Strategic Plan 2022-2031 which aims to increase Welsh medium education. Each allocation in a Welsh Language Sensitive Area will be assessed to determine if the level of growth would lead to a sustainable balance between employment</p>	<p>would deliver less opportunities for young people to access housing in their local area which may have a negative impact on Welsh language and culture, however, there would also be potentially less people in-migrating to the area.</p>	<p>would deliver less opportunities for young people to access housing in their local area which may have a negative impact on Welsh language and culture, however, there would also be potentially less people in-migrating to the area.</p>	<p>would deliver less opportunities for young people to access housing in their local area which may have a negative impact on Welsh language and culture, however, there would also be potentially less people in-migrating to the area.</p>	<p>would deliver less opportunities for young people to access housing in their local area which may have a negative impact on Welsh language and culture, however, there would also be potentially less people in-migrating to the area.</p>	<p>affordable housing delivery and would restrict opportunities for young people to access housing in their local area. This would have a negative impact on Welsh language and culture.</p>
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		opportunities, inward migration and the Welsh language.										
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	+	The relationship between housing and jobs means that a moderate level of housing and in-migration would support a moderate level of job opportunities.	-	The relationship between housing and jobs means that a lower level of housing and in-migration would lead to a lower creation of job opportunities.	-	The relationship between housing and jobs means that a lower level of housing and in-migration would lead to a lower creation of job opportunities.	-	The relationship between housing and jobs means that a lower level of housing and in-migration would lead to a lower creation of job opportunities.	-	The relationship between housing and jobs means that a lower level of housing and in-migration would lead to a lower creation of job opportunities.	--	The relationship between housing and jobs means the provision of no new housing would generate outmigration and result in a lower creation of job opportunities.
9. Support a sustainable & diverse local economy.	+	The relationship between housing and jobs means that a moderate level of housing and in-migration would support a moderate level of job opportunities and a moderately diverse economy.	-	The relationship between housing and the economy means that the lower level of housing than average historic rates would result in a less diverse local economy.	-	The relationship between housing and the economy means that the lower level of housing than average historic rates would result in a less diverse local economy.	-	The relationship between housing and the economy means that the lower level of housing than average historic rates would result in a less diverse local economy.	-	The relationship between housing and the economy means that the lower level of housing than average historic rates would result in a less diverse local economy.		The relationship between housing and the economy means that the provision of no housing would result in a significantly less diverse local economy.
10. Prepare for & reduce the impact of	+	Positive impact as new homes are required to	+	Positive impact as new homes are required to	+	Positive impact as new homes are required to	+	Positive impact as new homes are required to	+	Positive impact as new homes are required to	-	No new housing building means there would be no

Pembrokeshire's contribution to climate change.		reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.		reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.		reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.		reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.		reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.		action taken to prepare for and reduce the impact of climate change.
11. Maintain & improve air quality.	-	This moderate growth scenario infers a proportionate increase in transport and economic activity which will potentially lead to increase gaseous emissions. However, this is significantly influenced and can be mitigated by the location	-	This lower growth scenario infers an increase in transport and economic activity which will potentially lead to increase gaseous emissions. However, this is significantly influenced and can be mitigated by the location of	-	This lower growth scenario infers an increase in transport and economic activity which will potentially lead to increase gaseous emissions. However, this is significantly influenced and can be mitigated by the location of	-	This lower growth scenario infers an increase in transport and economic activity which will potentially lead to increase gaseous emissions. However, this is significantly influenced and can be mitigated by the location of	-	This lower growth scenario infers an increase in transport and economic activity which will potentially lead to increase gaseous emissions. However, this is significantly influenced and can be mitigated by the location of	0	This option would not result in housing building and therefore would maintain the existing air quality status.

		of new development.		new development.		new development.		new development.		new development.		
12. Minimise the generation of waste & pollution.	-	Moderate growth is likely to result in the moderate waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by other policies in the plan.	-	Lower growth would result in lower waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by other policies in the plan.	-	Lower growth would result in lower waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by other policies in the plan.	-	Lower growth would result in lower waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by other policies in the plan.	-	Lower growth would result in lower waste and pollution, both in construction and occupation. However, this can be significantly influenced and can be mitigated by other policies in the plan.	0	This option would not result in house building and therefore no change from the current generation of waste and pollution.
13. Encourage the efficient production, use, re-use & recycling of resources.	-	Moderate growth is likely to result in the proportionate use of non recycled materials in construction. However, this policy in relation to other policies could mitigate this impact.	-	Lower growth is likely to result in the proportionate use of non recycled materials in construction. However, this policy in relation to other policies could mitigate this impact..	-	Lower growth is likely to result in the proportionate use of non recycled materials in construction. However, this policy in relation to other policies could mitigate this impact.	-	Lower growth is likely to result in the proportionate use of non recycled materials in construction. However, this policy in relation to other policies could mitigate this impact.	-	Lower growth is likely to result in the proportionate use of non recycled materials in construction. However, this policy in relation to other policies could mitigate this impact.	0	This option would not result in housing building and provides no opportunity to reuse or recycle resources.
14. Maintain & protect the	?	Uncertain relationship	?	Uncertain relationship	?	Uncertain relationship	?	Uncertain relationship	?	Uncertain relationship	++	This option would not result in house

<p>quality of inland & coastal water.</p>	<p>between the policy and this objective as the impacts are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation (SAC) rivers. New housing should be adapted for climate change and incorporate sustainable drainage systems reducing surface water runoff and associated pollution to watercourses. Household and population</p>	<p>between the policy and this objective as the impacts are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation (SAC) rivers. New housing should be adapted for climate change and incorporate sustainable drainage systems reducing surface water runoff and associated</p>	<p>between the policy and this objective as the impacts are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation (SAC) rivers. New housing should be adapted for climate change and incorporate sustainable drainage systems reducing surface water runoff and associated</p>	<p>between the policy and this objective as the impacts are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation (SAC) rivers. New housing should be adapted for climate change and incorporate sustainable drainage systems reducing surface water runoff and associated</p>	<p>between the policy and this objective as the impacts are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation (SAC) rivers. New housing should be adapted for climate change and incorporate sustainable drainage systems reducing surface water runoff and associated</p>	<p>building which would maintain and protect the quality of inland and coastal water.</p>
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		increase will place pressure on inland water bodies for abstraction.		pollution to watercourses. Household and population increase will place pressure on inland water bodies for abstraction.		pollution to watercourses. Household and population increase will place pressure on inland water bodies for abstraction.		pollution to watercourses. Household and population increase will place pressure on inland water bodies for abstraction.		pollution to watercourses. Household and population increase will place pressure on inland water bodies for abstraction.		
15. Reduce the impacts of flooding & sea level rise.	?	Impacts on this SA objective are more likely to be dictated by the location of new development, rather than the level of growth.	?	Impacts on this SA objective are more likely to be dictated by the location of new development, rather than the level of growth.	?	Impacts on this SA objective are more likely to be dictated by the location of new development, rather than the level of growth.	?	Impacts on this SA objective are more likely to be dictated by the location of new development, rather than the level of growth.	?	Impacts on this SA objective are more likely to be dictated by the location of new development, rather than the level of growth.	-	This option would not result in house building, however, there would be no opportunity for people to move from any areas currently at risk of flooding and sea level rise to lower risk areas.
16. Use land efficiently & minimise contamination.	-	Moderate growth levels are likely to result in proportionate land take and associated issues of contamination.	-	Lower growth levels are likely to result in proportionate land take and associated issues of contamination..	-	Lower growth levels are likely to result in proportionate land take and associated issues of contamination..	-	Lower growth levels are likely to result in proportionate land take and associated issues of contamination..	-	Lower growth levels are likely to result in proportionate land take and associated issues of contamination..	0	This option would not result in house building and there would be a neutral impact.
17. Safeguard soil quality & quantity.	-	The moderate growth level is likely to result in a need to use proportionate numbers of	-	The lower growth level is likely to result in a need to use proportionate	-	The lower growth level is likely to result in a need to use proportionate	-	The lower growth level is likely to result in a need to use proportionate	-	The lower growth level is likely to result in a need to use proportionate	0	This option would not result in house building and there would be a neutral impact on soil quality and quantity.

		greenfield sites which would impact negatively on soil quality and quantity.		numbers of greenfield sites which would impact negatively on soil quality and quantity.		numbers of greenfield sites which would impact negatively on soil quality and quantity.		numbers of greenfield sites which would impact negatively on soil quality and quantity.		numbers of greenfield sites which would impact negatively on soil quality and quantity.		
18. Maintain, enhance & value biodiversity and promote the resilience of ecosystems.	+	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	0	This option would not result in house building and there would be a neutral impact on biodiversity and ecosystem resilience.
19. Protect & enhance the landscape & geological heritage.	-	Moderate levels of growth may result in proportionate impacts on landscape and geological heritage.	-	Lower levels of growth may result in proportionate impacts on landscape and geological heritage.	-	Lower levels of growth may result in proportionate impacts on landscape and geological heritage.	-	Lower levels of growth may result in proportionate impacts on landscape and geological heritage.	-	Lower levels of growth may result in proportionate impacts on landscape and geological heritage.	0	This option would not result in house building and there would be a neutral impact on landscape and geological heritage.
20. Encourage quality, locally distinct design that complements the built heritage.	?	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is dependent on	?	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is	?	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is	?	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is	?	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is	0	This option would not result in house building and there be no impact on design or the built heritage.

		how growth is implemented.		dependent on how growth is implemented.		dependent on how growth is implemented.		dependent on how growth is implemented.		dependent on how growth is implemented.		
21. Protect, enhance & value the built heritage & historic environment.	?	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is dependent on how growth is implemented.	?	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is dependent on how growth is implemented.	?	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is dependent on how growth is implemented.	?	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is dependent on how growth is implemented.	?	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is dependent on how growth is implemented.	0	This option would not result in house building and there would be no change on the built heritage and historic environment.

SA of the Preferred Spatial Option

SA Objective		Preferred Spatial Option 60%/40% Urban / Rural split of housing allocations in line with the current population split in Pembrokeshire. Directs growth to a greater range of small and medium sized sites, instead of focussing growth on a small number of large sites in urban areas. Growth in settlements with good levels of services, combined with approaches to encourage low carbon builds, ULEV charging points and other elements. A Settlement Hierarchy is also proposed (and assessed separately)
		Commentary/ explanation
1. Develop & maintain a balanced population structure.	0	It would be difficult to argue this spatial option approach would have some, if any, impact on the current ageing population structure in Pembrokeshire.

<p>2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.</p>	<p>+ - +</p>	<p>As this option distributes 60% of development to the Urban Settlements, and 40% development to the Rural Town, Service Centres and Service Villages and Local Villages, some development will be located away from the healthcare leisure and recreation opportunities of the main towns. However the focus is still broadly on locating development to areas with services.</p> <p>Those already living in rural areas may be adversely affected by this option due to the need to travel further to healthcare and formal leisure and recreation facilities.</p> <p>The potential for a clean and healthy environment is similar with all options. However, this option may be more likely to provide better access to recreational and healthcare facilities.</p> <p>The overall effect is likely to be generally positive.</p>
<p>3. Improve education opportunities to enhance the skills & knowledge base.</p>	<p>+</p>	<p>This option focusses development to locations with good access to educational facilities with good access for a wide proportion of the population.</p>
<p>4. Minimise the need to travel & encourage sustainable modes of transport</p>	<p>+ -</p>	<p>An overall positive effect is likely as development is still focused on primarily urban areas, and to settlements with a minimum number of services.</p> <p>A potential negative may be that it may lead to congestion problems in the areas where development is concentrated and through access to centralised services and facilities.</p>
<p>5. Provide a range of high quality housing including affordable housing to meet local needs.</p>	<p>++ ++ ++</p>	<p>This option would allow for the provision of a range of housing including affordable housing. In addition, the element of three potential policy areas would allow for local issues to be more sensitively dealt with.</p> <p>This option has the potential to increase the provision of affordable housing at the Rural Town, Service Centres and Service Villages.</p> <p>Would take account of a considerable amount of the affordable housing backlog.</p>
<p>6. Build safe, vibrant & cohesive communities which have improved access to key service & facilities.</p>	<p>++</p>	<p>An overall very positive effect. This option would contribute to maintaining safe, vibrant and cohesive communities, with good access to services in urban areas and settlements with a certain level of service provision.</p>

	-	<p>This option would contribute more development to the Rural Town, Service Centres and Service Villages than other options, therefore potentially protecting and enhancing their vibrancy.</p> <p>Will attract greater distribution of investment to benefit a greater proportion of the population.</p>
7. Protect & enhance the role of the Welsh language & culture.	++	<p>An overall very positive effect. The preferred option would allow for the protection and enhancement of the Welsh language and culture.</p> <p>A locally distinct policy approach will mean local circumstances can be taken into account when allocating development.</p>
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	? ++	<p>The strategic housing options do not include employment options.</p> <p>The preferred option would disperse more housing to the Rural Town, Service Centres, and Villages where existing employment opportunities may be lower, however, criteria based policies allow further dispersal of a range of employment opportunities to a wide range of settlements, including live work units. This should ensure that employment opportunities were accessible to all sections of the population.</p>
9. Support a sustainable & diverse local economy.	++	<p>The preferred option would support a sustainable and diverse economy.</p>
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	+	<p>The preferred option directs the majority of growth to the urban areas which are the most accessible areas by public transport and active travel which reduces the carbon footprint. The plan incorporates policies on renewable energy and other such approaches to reduce the impact of Pembrokeshire's contribution to climate change.</p>
11. Maintain & improve air quality.	++	<p>This option would distribute more development to the Rural Town, Service Centres and Service Villages.</p>
12. Minimise the generation of waste & pollution.	+	<p>Generation of waste would be the same regardless of spatial location; however an increased concentration of development in the Service Centres and Service villages could put increased pressure on waste water treatment works, sewage</p>

		<p>infrastructure, etc. at a greater number of infrastructure locations and is less sustainable in relation to the collection of waste.</p> <p>Greater development in the Rural town, Service Centres and Service Villages could increase the spread of light pollution into areas of Pembrokeshire which are undeveloped and have a detrimental impact on visibility of the night sky. Specific policies in the plan help to mitigate this.</p>
13. Encourage the efficient production, use, re-use & recycling of resources.	<p>+</p> <p>0</p> <p>+</p>	<p>Growth which retains a majority urban focus would be a more 'efficient' use of resources as economies of scale can be realised.</p> <p>Re-use and recycling of resources would be the same regardless of spatial location.</p> <p>Optimises opportunities for re-use of brownfield sites and land, although these opportunities are likely to be less in smaller settlements.</p>
14. Maintain & protect the quality of inland & coastal water.	<p>+</p> <p>-</p> <p>+</p>	<p>Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation (SAC) rivers. The location of housing and other development would be required to demonstrate nutrient neutrality.</p> <p>An increased concentration of development in the towns would put increased pressure on water resources, increasing problems of over abstraction of ground water aquifers, etc.</p> <p>New housing should be adapted for climate change and incorporate sustainable drainage systems reducing surface water runoff and associated pollution to watercourses.</p>
15. Reduce the impacts of flooding & sea level rise.	+	<p>Development will be directed where flood consequences have been assessed and are acceptable. Housing growth could involve building on greenfield land with associated loss of land permeability, greater surface water runoff and consequently a higher risk of flash flooding, however, the requirement for sustainable drainage systems reduces surface water runoff and associated pollution to watercourses. Specific policies in the plan help to support this SA Objective.</p>

		Further developing coastal towns such as Fishguard, Pembroke and Pembroke Dock may incur increased development costs through the building of sea defences for existing development, but sites predicted in the future should not be used for highly vulnerable development. . Specific policies in the plan help to support this SA Objective.
16. Use land efficiently & minimise contamination.	+	<p>A rational spread between villages and towns should lead to sites being chosen on merit, rather than by necessity of location.</p> <p>Potentially less efficient use of land than option 1 but focussing new growth in towns and villages will help to achieve this SA Objective.</p>
17. Safeguard soil quality & quantity.	+/-	Good opportunity to re-use land and buildings across a wide range of settlements, although this option is likely to require greater amounts of greenfield land for development.
18. Maintain, enhance & value biodiversity and promote the resilience of ecosystems.	+	Biodiversity is as important in urban and rural locations. All developments are required to demonstrate net benefit for biodiversity. The preferred option supports this SA Objective.
19. Protect & enhance the landscape & geological heritage.	+	<p>The impact on landscape will be most affected by the level of growth, as this SA Objective relates to both urban and rural landscapes equally. The impact of a development is minimised, and can add value to the landscape, if sited and designed appropriately.</p> <p>+</p> <p>Re-use of urban brownfield sites could have a positive visual impact on urban landscape and reduce the need to use greenfield sites.</p> <p>+</p> <p>Much geology in main towns has been disturbed or lost through previous development. This option is likely to reduce the potential for damage to important geological sites.</p>
20. Encourage quality, locally distinct design that complements the built heritage.	+	The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike; therefore the preferred option could potentially positively impact upon locally distinct designs that complement the built heritage.

<p>21. Protect, enhance & value the built heritage & historic environment.</p>	<p>+</p>	<p>The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike; therefore the preferred option could potentially protect, enhance and value the built heritage and historic environment.</p>
<p>SUMMARY</p>	<p>+</p>	<p>The Preferred Option proposes an approach that more closely reflects the existing urban-rural population split (approximately 54%-46%). This Option shows a broad positive support for many of the SA Objectives, particularly those that relate to economic and social benefits for a wide range of settlements, balanced by a need to protect the natural environment. It provides scope for area-sensitive approaches to affordable housing need, and the Welsh language which should lead to beneficial results. The majority of development would still be directed to the urban areas, but some development would be located at settlements with a minimum level of services and which would likely result in more journeys by car to the Urban Settlements.</p> <p>Overall, the option would direct less of the overall growth to the Urban Settlements and so increase the need to travel for access to leisure, healthcare and recreational facilities. Whilst people are likely to have access to sustainable transport options, this may increase the number of journeys by car and congestion within Urban Settlements. It does however allow for more development in the Rural Town, Service Centres and service villages, potentially helping to support local existing services.</p>

Assessment of Spatial Options

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
1. Develop and maintain a balanced population structure.	0	<p>This option focuses 70% of development on urban areas or service villages. This means that with an ageing population services would be accessible. Affordable housing provision is made but the extent to which this is developed would vary according to the level of growth option chosen.</p> <p>Would not be possible to argue that this spatial option approach would have some, if any impact on the current ageing population structure in Pembrokeshire.</p>	0	<p>This option would provide 60% of development in urban areas or in service villages (with a greater range of villages than in option 1) with an ageing population this would present greater service challenges for people in new houses than with option 1. Affordable housing provision is made but the extent to which this is developed would vary according to the level of growth option chosen. One benefit of this option is that there is the potential to develop local policy approaches in 3 areas of the county, meaning that a more nuanced approach to local circumstances could be developed than with options 1 and 3.</p> <p>Would not be possible to argue this spatial option approach would have some, if any impact on the current</p>	0	<p>This option places more growth in the rural areas (50%). With an ageing population distributing more growth to the rural areas would present greater service challenges and create more travel issues. Affordable housing provision is made and with this option affordable housing would be provision might be more dispersed than with other options, potentially making it easier to maintain a balanced population structure.</p> <p>Would not be possible to argue this spatial option approach would have some, if any impact on the current ageing population structure in Pembrokeshire.</p>

SA Objective	Option 1: 70:30 Urban emphasis		Option 2: 60:40 Locally distinctive		Option 3: 50:50 Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
				ageing population structure in Pembrokeshire.		
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment.	+	<p>As this option focuses more development on the main towns and villages with services it provides development in locations with better access to healthcare and recreation opportunities than the other options. The potential for a clean and healthy environment is similar with all options.</p> <p>0 Could be supported to differing extents under any of the options.</p> <p>+ Would ensure that people living in the existing main towns and larger settlements would have good access to services such as healthcare and recreation as a larger proportion of development would be concentrated in these key areas of Pembrokeshire.</p> <p>+ Would reduce the need to travel as access to healthcare and recreation would be more easily accessible which would</p>	+	<p>As this option distributes 10% less development to the Main Towns than option 1 (60% instead of 70%), and extends the number of villages with services that would receive development, proportionately some new development would be further away from health care facilities when compared to option 1, however the focus is still broadly on locating development to areas with services. The potential for a clean and healthy environment is similar with all options.</p> <p>0 Could be supported to differing extents under any of the options.</p> <p>+ Would ensure that people living in the key development areas would have access to services such as healthcare and recreation.</p> <p>+ Distance to travel to healthcare and recreation facilities would be less and</p>	+	<p>As this option distributes 20% less development to the Main Towns than option 1 (50% instead of 70%), and extends rural development to cover some villages with no services proportionately the amount of new development further away from health care facilities would be greatest with this option. The potential for a clean and healthy environment is similar with all options.</p> <p>0 Could be supported to differing extents under any of the options.</p> <p>+ Evenly split development could ensure that populations in urban and rural areas have healthcare and recreation opportunities more easily accessible to them.</p>

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		<p>have a positive impact on the environment.</p> <p>+ Easier accessibility would encourage a healthy lifestyle.</p> <p>- Those living in rural areas may have less healthy lifestyles as a result of the need to travel further to healthcare and recreation facilities.</p>		<p>therefore encourage people to live a more active and healthy lifestyle whilst also positively impacting on the environment.</p> <p>- Less development in rural areas could mean that populations in these areas may have unhealthier lifestyles as healthcare and recreation opportunities are not as easily accessible.</p>		
3. Improve education opportunities to enhance the skills and knowledge base	++	<p>Whilst education opportunities through schools and colleges are available in a range of locations, the location of new development dictates how easily accessible these facilities are. Option 1 bases 70% of new development in Main Towns with the remaining 30% going to settlements with a primary school. This means that new development would be located more closely to school facilities than much existing development.</p> <p>+ Education services, such as schools and colleges would</p>	+	<p>In comparison with Option 1 60% of new development would be located in Main Towns with good access to educational facilities. The villages to which the remaining 40% development would be distributed however are an extended version of the list for option 1 and include some settlements without a primary school. This means that in comparison with option 1 some new development would be located further away from educational facilities. On the whole however this option still focuses development to locations with</p>	-	<p>As this option distributes 20% less development to the Main Towns than option 1 (50% instead of 70%), and extends rural development to cover some villages with no services proportionately the amount of new development further away from educational facilities would be greatest with this option.</p> <p>- As the formal training and education facilities are based mostly in the urban areas, this option would mean that they area easily accessible to a much lesser degree than those in options 1 and 2.</p> <p>+ This option of evenly split may increase the education opportunities</p>

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		<p>be located close to the most developed areas - in this case the most urban.</p> <p>- Whilst less new development would be directed to rural areas, accessibility to formal education and training is likely to require travelling greater distances to existing provision in the main towns.</p> <p>-+Improving broadband coverage, particularly in schools will help achieve this SA Objective.</p>		<p>good access to educational facilities.</p> <p>+ - Accessibility to formal education and training facilities would affect a slightly greater proportion of the population than in Option 1.</p> <p>+ Improving broadband coverage, particularly in schools will help achieve this SA Objective.</p>		<p>and skills and knowledge base may where there was very little previously.</p> <p>+ Improving broadband coverage, particularly in schools will help achieve this SA Objective.</p>
4. Minimise the need to travel and encourage sustainable modes of transport	+	<p>Positive effect likely as focus on urban areas and settlements with a high number of services means that car use is less likely to be necessary.</p> <p>+ Would be the best option as most housing employment and service would be located in the main towns and therefore easily accessible by public transport.</p>	+	<p>Positive effect (although to a slightly lesser extent than in option 1) as focus is still primarily urban and to settlements with a minimum number of services.</p> <p>+ Would also reduce the need to travel to employment and services as development in key areas would be accessible by public transport therefore minimising car use.</p> <p>- May also cause some congestion problems.</p>	--	<p>Greater dispersal of development particularly to more rural areas is likely to increase unsustainable use of cars and generally increase the need to travel.</p> <p>+/- Evenly split development could potentially minimise the need to travel within urban and rural areas.</p> <p>- Public transport networks may not be sufficient in rural areas to encourage the use of more sustainable modes of transport.</p>

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		<ul style="list-style-type: none"> - May cause congestion issues in the areas where development is concentrated. + People may choose to cycle or walk to work or to shops as the distance from housing to employment and services would be less. Therefore modes of transport would be more sustainable. 		<ul style="list-style-type: none"> + Easier to walk or cycle to all employment or services within the main towns therefore encouraging use of sustainable modes of transport. 		<ul style="list-style-type: none"> + Would increase the likelihood of people to walk or cycle to employment and services. +
5. Provide a range of high quality housing including affordable housing to meet local needs.	+	<ul style="list-style-type: none"> This option would allow for the provision of a range of housing including affordable housing. The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. + Would meet projected newly arising household requirements. + Would take account of a high amount of the Affordable Housing backlog. - May not provide for affordable housing where the need arises. 	+	<ul style="list-style-type: none"> This option would allow for the provision of a range of housing including affordable housing. In addition, the element of three potential policy areas would allow for local issues to be more sensitively dealt with. The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen. + Would meet projected newly arising household requirements. + Would only meet some of the Affordable Housing backlog due to economies of scale. 	+/-	<ul style="list-style-type: none"> This option would allow for the provision of a range of housing including affordable housing. + Would meet housing needs across the County as a result of a split development option. - May not meet a large amount of the Affordable Housing Backlog. + Greatest potential to deliver supply of affordable houses where the need arises than Option 1.

SA Objective	Option 1: 70:30 Urban emphasis		Option 2: 60:40 Locally distinctive		Option 3: 50:50 Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
				Greater potential to deliver supply of affordable houses where the need arises than Option 1.		
6. Build safe, vibrant and cohesive communities which have improved access to key service and facilities.	0	<p>This option would contribute to maintaining safe, vibrant and cohesive communities, with good access to services in urban areas and settlements with a certain level of service provision. It would not however contribute to the vibrancy of settlements with a low level of service provision for other more rural areas.</p> <p>+ This option would be the most sustainable option in terms of access with the majority of development being directed to those locations with greatest provision of key services and facilities. .</p> <p>+ Concentration of services and facilities is more cost effective in terms of provision and maintenance.</p>	+	<p>This option would contribute to maintaining safe, vibrant and cohesive communities, with good access to services in urban areas and settlements with a certain level of service provision. It would contribute more development to a greater number of villages than option 1.</p> <p>+ Would also have good and improved accessibility to key services and facilities.</p> <p>-/+ May improve existing communities by providing more key services and facilities in areas where they were less available before.</p> <p>+ Will attract greater distribution of investment to benefit a greater proportion of the population.</p>	-	<p>This option would contribute to creating a wider number of vibrant and cohesive communities than options 1 and 2, however a number of these communities might not have particularly good access to services.</p> <p>+ Would increase investment in small rural villages, especially those in the north, increasing their attractiveness and potentially attract new development.</p> <p>- Greater levels of development in some locations is likely to alter the rural character and heritage of smaller settlements.</p> <p>- Increased expense of providing and maintaining dispersed facilities and services.</p>

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		<ul style="list-style-type: none"> - Concentrating the majority of development in urban areas is likely to result in a lack of investment for rural communities which could see them stagnate or even deteriorate. - - +/- the level of growth in towns will need to be matched by investment in infrastructure to ensure that problems of congestion/pollution etc do not increase. - Need for regeneration of areas of older or less attractive areas to prevent dilapidation. 				
7. Protect and enhance the role of the Welsh language and culture.	-	<p>This option would allow for the protection and enhancement of the Welsh language and culture.</p> <ul style="list-style-type: none"> - Low proportion of housing in rural areas will limit availability of new housing in Welsh speaking areas particularly in the Welsh 	++	<p>This option would allow for the protection and enhancement of the Welsh language.,</p> <ul style="list-style-type: none"> + A proportionate amount of development in rural areas will allow for the availability of new housing in existing Welsh speaking areas. 	-	<p>This option would allow for the protection and enhancement of the Welsh language and culture.</p> <ul style="list-style-type: none"> + An even proportion of development in the rural areas would increase availability of housing in Welsh speaking areas.

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		speaking villages of the north of the county.		+ This can also help to protect the language and culture within the community by ensuring that it is not diluted by significant numbers of non-Welsh speakers		- No guarantee that housing would be available or affordable to Welsh speakers. - A higher proportion of development in rural areas could dilute the Welsh language and culture.
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	+/-	<p>This option focuses strategic employment sites on the Milford Haven Waterway and Main Towns. Local sites would be allocated in Main Towns and settlements with a higher level of service provision. As this would not disperse employment to more rural areas, this option would not necessarily make employment opportunities accessible to all sections of the population.</p> <p>+/- The urban emphasis option would definitely provide a range of good quality employment opportunities as it would increase development in the most accessible locations. However development would be concentrated in the key areas with access from rural</p>	+	<p>This option would disperse employment sites to more rural areas than option 1. Criteria based policies would also allow further dispersal of employment opportunities to a wide range of settlements. This should ensure that employment opportunities were accessible to all sections of the population.</p> <p>+ Employment would be spread more broadly than in Option 1 and there would be a higher amount of employment sites provided between the main towns, particularly important would be the primary and secondary service villages in the more rural areas.</p>	++	<p>A dispersed option in terms of employment sites means that allocations and criteria based policies would allow new employment sites to be broadly distributed and therefore accessible to all sections of the public.</p> <p>+ Evenly split development could ensure that employment opportunities are available to all sections of the population in both urban and rural areas.</p> <p>+ Would provide employment opportunities in a broader range of locations than options 1 and 2.</p>

SA Objective	Option 1: 70:30 Urban emphasis		Option 2: 60:40 Locally distinctive		Option 3: 50:50 Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		locations more difficult to achieve.				
9. Support a sustainable and diverse local economy.	+/-	This option would support a sustainable and diverse economy. +/- Could be supported to differing extents by any of the options.	+	+ This option would support a sustainable and more diverse economy than Option 1 as opportunities would be dispersed more widely throughout the urban/rural population. +/- Could be supported to differing extents by any of the options.	-	- This option would support an even more diverse economy, but the dispersal of development would lead to a less sustainable outcome. +/- Could be supported to differing extents by any of the options.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change.	++	All options would be able to incorporate encouragement of renewable energy and other such approaches to reduce the impact of Pembrokeshire's contribution to climate change. In terms of the impact of travel however, option 1 would encourage the least travel. + The best option in terms of emissions of greenhouse gases due to its emphasis on reducing the need to travel.	+	All options would be able to incorporate encouragement of renewable energy and other such approaches to reduce the impact of Pembrokeshire's contribution to climate change. In terms of the impact of travel however, option 2 would encourage more travel than option 1. + Can also reduce emissions of greenhouse gases as there is a higher emphasis on reducing the need to travel.	-	- All options would be able to incorporate encouragement of renewable energy and other such approaches to reduce the impact of Pembrokeshire's contribution to climate change. In terms of the impact of travel however, option 3 would encourage most additional travel between. - Likely to have a negative impact on carbon emissions and therefore potential to increase rather than decrease Pembrokeshire's contribution to climate change.
11. Maintain and improve air quality.	++	This option would concentrate most new development to the	++	This option would distribute development to a wider range	-	This option would distribute development to a wider range of

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		<p>main towns and villages with services which should reduce the need to travel and therefore air pollution. However on a micro scale this might increase issues of air quality within the main towns.</p> <p>+ Reducing the need to travel by this urban emphasis option could help to improve air quality.</p> <p>+ Housing, employment and services would be more accessible by means of public transport, reducing car use and therefore travel could be more sustainable thus improving air quality.</p> <p>- Poor air quality would be concentrated in the most urban/developed areas.</p>		<p>of settlements than option 1. This might result in increased travel and overall general worsening of air quality.</p> <p>+ Less travel and car use by means of this option could help to improve air quality.</p> <p>+ Directing growth to locations best served by public transport and greatest provision of facilities and service should encourage use of more sustainable modes of transport and therefore could potentially contribute towards improving air quality.</p> <p>- Areas of poor air quality could become concentrated in key development areas.</p>		<p>settlements than options 1 and 2. This would result in an increased need to travel and subsequent general worsening of air quality.</p>
Minimise the generation of waste and pollution.	++	Generation of waste would be the same regardless of spatial location. Will be affected by growth option though. See objectives 4 and 11 for analysis of pollution effects.	+	Generation of waste would be the same regardless of spatial location. Will be affected by growth option though. See objectives 4 and 11 for analysis of pollution effects.	--	Generation of waste would be the same regardless of spatial location. Will be affected by growth option though. See objectives 4 and 11 for analysis of pollution effects.

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		<ul style="list-style-type: none"> • Greatest potential to link to public sewers with known capacity. • Reduce need to travel to work and facilities by car, alternative methods of transport available. • Concentrating development in Haven towns minimise light pollution in areas of Pembrokeshire which are undeveloped for example minimal impact on night sky in rural areas. 		<ul style="list-style-type: none"> • Greater need travel to employment and services to main towns, usually by road, rather than choice of travel methods to facilities. • Direct growth to locations best served by public transport and other facilities and services. • Sustainable communities large enough to support facilities to deal with waste and manage pollution. 		<ul style="list-style-type: none"> • Potential increased visual pollution from cables and impacts on the countryside from pipelines across sensitive areas to facilitate rural development. • Not all employment in major towns, concentrating development in a wide area may reduce transport for work in tourism and agricultural industries. • Potential cumulative effect of traffic, visual and noise pollution. • Lower populations of villages and rural areas minimise generation of waste and pollution within a particular area. • Green site development can increase surface water run off, affects natural water cycle rates increased flooding and pollution.
13. Encourage the efficient production, use, re-use and recycling of resources.	++	<p>Growth with an urban emphasis will involve high density housing which is an efficient use of land. Economies of scale would result from bigger development sites, which are more usually located in urban areas.</p> <ul style="list-style-type: none"> • Redevelopment of brownfield sites in towns 	+	<p>Urban development would arguably be a more 'efficient' use of resources as economies of scale can be realised. Therefore Option 1 is best, and option 3 is worst.</p> <ul style="list-style-type: none"> - Likely to require development of more greenfield sites than option 1. + Greater potential to reuse brownfield sites across a 	-	<p>Urban development would arguably be a more 'efficient' use of resources as economies of scale can be realised. Therefore Option 1 is best, and option 3 is worst.</p> <ul style="list-style-type: none"> - The lack of critical mass could in the short term, prevent the introduction of viable recycling schemes or sustainable treatment methods. Increased car use to facilities.

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		<p>will minimise development of greenfield sites in rural areas.</p> <ul style="list-style-type: none"> • Reuse of existing sites for same use or change of use. • 		<p>broader range of settlements.</p> <ul style="list-style-type: none"> • 		<p>- Greater potential to require development of more greenfield sites than options 1 or 2.</p> <ul style="list-style-type: none"> •
14. Maintain and protect the quality of inland and coastal water.	+/-	<p>The location of housing and other development is unlikely to affect the quality of waters if development is undertaken responsibly.</p> <p>- Increased population of towns would put increased pressure on water resources, over abstraction of ground water aquifers Surface water pollution from large scale runoff.</p> <p>+/- Will require investment in infrastructure in order not to increase risk of pollution from sewage/foul water drainage</p>	+	<p>The location of housing and other development is unlikely to affect the quality of waters if development is undertaken responsibly.</p> <ul style="list-style-type: none"> • 	-	<p>The location of housing and other development is unlikely to affect the quality of waters if development is undertaken responsibly.</p> <ul style="list-style-type: none"> • Green site development can increase surface water run off, affects natural water cycle rates increased flooding and pollution. • Unspoilt inland water ecosystems such as wetlands may be affected negatively through pollution and disturbance or positively through protection and management supported by increased economy/development in the area. • Changing of the water table due to development could affect inland water quality, salinisation in extreme circumstances. • Diversion or alteration of water courses to accommodate development.

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
15. Reduce the impacts of flooding and sea level rises.	<p style="background-color: red; color: white; text-align: center;">+</p> <p style="background-color: red; color: white; text-align: center;">-</p> <p style="background-color: red; color: white; text-align: center;">--</p>	<p>Development will be directed where flood consequences are assessed and acceptable, although this may require additional defences to reduce risk to those areas predicted to be affected in the future (SFCA).</p> <ul style="list-style-type: none"> Directing more development towards the urban areas will help to maximise use of brownfield sites; Higher concentrations of development in the urban areas will require additional greenfield site allocations around the urban fringe with potential for associated risk of flash flooding events; Some towns have large areas in flood risk zones or are susceptible to inundation from the sea. Increased development pressure from this 	<p style="background-color: #90EE90; text-align: center;">+</p> <p style="background-color: #90EE90; text-align: center;">+</p> <p style="background-color: #90EE90; text-align: center;">+/-</p> <p style="background-color: #90EE90; text-align: center;">+/-</p>	<p>Development will be directed where flood consequences are assessed and acceptable (SFCA).</p> <ul style="list-style-type: none"> The majority of development would be directed to urban locations which will help to maximise opportunities use of brownfield sites; Some greenfield allocations will be required around the urban fringe but not to the extent of Option 1. There is thus a lesser potential for flash flooding events. This option will require less land in urban areas than option 1 without the need to develop in areas at risk of flooding now or predicted in the future. If flood defences are required, it will be to a lesser extent than in option 1. 	<p style="background-color: #90EE90; text-align: center;">+</p> <p style="background-color: #90EE90; text-align: center;">-</p> <p style="background-color: #90EE90; text-align: center;">+</p> <p style="background-color: #90EE90; text-align: center;">+</p>	<p>Development will be directed where flood consequences are assessed and acceptable (SFCA). The wider distribution of development provides greater opportunity to avoid sites in flood risk locations, particularly brownfield sites in some of the urban areas.</p> <p>Higher growth levels would involve building on Greenfield land and associated loss of land permeability. Spreading the development more widely and therefore thinly may assist in reducing the risk of flash-flooding events.</p> <ul style="list-style-type: none"> Small scale development spread throughout the county would reduce the level of storm run off in a particular area, reducing the level of fluctuation in water ways and potential for flooding. Wider distribution of growth will give greater opportunity to avoid land in flood risk areas, including inundation from the sea.

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		options is likely to require additional sea defences and flood risk management, with the associated costs of building and maintenance. It is recognised that such structures regularly interfere with natural processes, have a limited period of successful operation and are costly to build and maintain.				
16. Use land efficiently and minimise contamination	++	Urban growth is <u>probably</u> more efficient in terms of density than rural growth. Contamination would be a by-product of specific development, not of a strategic decision, and should be controlled through conditions. Any existing contamination of brownfield sites would need to be removed, resulting in improvement to land quality although this is may be at a financial cost.	+	A rational spread between villages and towns should lead to sites being chosen on merit, rather than by necessity of location. <ul style="list-style-type: none"> Potentially less efficient use of land than option 1 but focussing new growth in towns and villages will help to achieve this SA Objective. 	-/+	Fewer brownfield sites are available for development in rural areas, and therefore this is the least efficient use of land. Lack of contamination means lower development costs. <ul style="list-style-type: none"> Historically green fields sites deliver larger units at reduced costs, allowing for provision of family homes and affordable housing developments.

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		<ul style="list-style-type: none"> Type of development required in towns could be viewed as more efficient use of land i.e. smaller houses, gardens, flats etc If contaminated brown field sites are used, cost of remediation will leave less money for providing affordable housing. 				
17. Safeguard soil quality and quantity	+	<p>Re-use of land and buildings will limit the need to use greenfield sites and therefore meet this SA Objective.</p> <p>-/+Brown field sites in towns may have contaminated land due to previous use, but re-use will assist in removal.</p> <p>+/-Brown field sites will have infrastructure and services already in place but capacity for further development will need to be assured.</p>	0 +/-	<p>Good opportunity to re-use land and buildings across a wide range of settlements, although this option is likely to require greater amounts of greenfield land for development.</p>	- _	<p>Likely to be the greatest need for greenfield sites for development and therefore least pressure to re-use brownfield sites in urban locations with the consequent benefit of clearing of contamination.</p> <ul style="list-style-type: none">
18. Maintain, enhance and value biodiversity and promote the resilience of ecosystems	++ /- _	<p>Biodiversity exists in urban and rural areas – all options should be inherently compatible with this objective if strategic policies 1 & 10 are heeded. Incorporating open space into all developments is crucial.</p>	++ /-	<p>Biodiversity exists in urban and rural areas – all options should be inherently compatible with this objective if strategic policies 1 & 10 are heeded. Incorporating open space into all developments is crucial.</p>	-	<p>Biodiversity exists in urban and rural areas – all options should be inherently compatible with this objective if strategic policies 1 & 10 re heeded. Incorporating open space into all developments is crucial.</p>

SA Objective	Option 1: 70:30 Urban emphasis		Option 2: 60:40 Locally distinctive		Option 3: 50:50 Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
		<ul style="list-style-type: none"> Least conflict between environmental considerations. Potentially further reduction of biodiversity in towns as space is allocated for development. 		<ul style="list-style-type: none"> Depending on the size of developments within community areas, could have synergistic effect on wildlife. Fragmenting of habitats may no longer be able to support certain species. A middle of the road approach should incorporate the positive aspects of the other 2 options without the negative. 		<ul style="list-style-type: none"> Distribution of growth is likely to have the greatest negative impact on habitats and species.
19. Protect and enhance the landscape and geological heritage	<p>- +</p> <p>+</p>	Directing the majority of new growth to existing urban areas will protect the wider, undeveloped landscape and geological heritage.	+	New growth will be more widely distributed than Option 1, although the majority will still be directed to urban areas.	-	<ul style="list-style-type: none"> New growth will be more widely distributed than in Options 1 and 2 with need for a greater number of greenfield sites and subsequent impact on the landscape and geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	<p>- +</p>	The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike, and the SA Objective is equally applicable to all 3 Options.	+		+	The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike and the SA Objective is equally applicable to all 3 Options.

SA Objective	Option 1: 70:30		Option 2: 60:40		Option 3: 50:50	
	Urban emphasis		Locally distinctive		Proportional growth	
	+ -	Commentary/ explanation	+ -	Commentary/ explanation	+ -	Commentary/ explanation
21. Protect, enhance and value the built heritage and historic environment	++	<p>The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike, and the SA Objective in terms of built heritage is applicable to all 3 Options.</p> <ul style="list-style-type: none"> • least loss of natural resources and built / heritage features. • Greatest potential to re-purpose Listed Buildings in urban centres. 	+	<p>The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike, and the SA Objective in terms of built heritage is applicable to all 3 Options.</p> <ul style="list-style-type: none"> • Potentially greater loss of natural resources than Option 1 with wider distribution of new growth. • Potential for re-purposing Listed Buildings in wider range of towns and villages than Option 1. 	-	<p>The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike, and the SA Objective in terms of built heritage is applicable to all 3 Options.</p> <ul style="list-style-type: none"> • Potentially greatest loss o natural resources than Options 1 and 2 with widest distribution of new growth. • Greater availability of greenfield sites likely to be financially preferably to re-purposing Listed Buildings in Settlements. • Several small housing developments could change the character of the area and historic environment.

APPENDIX 4: Assessment of the Strategic Policies

The 21 Strategic Policies developed from the Vision, Objectives and Option Paper, stakeholder meetings and the Preferred Strategy are assessed against the SA Objectives (see tables below).

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.
?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.

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

Strategic Policy SP 1 – Creating Sustainable Places			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy will contribute towards the development and maintenance of a balanced population structure, by supporting economic, social, environmental and cultural well-being. One aspect of this is referenced by criterion 6, which supports the Welsh language.	+	+
2. Promote & improve human health & well-	This policy will contribute towards promotion and improvement of human	++	++

being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	health and well-being, by supporting economic, social, environmental and cultural well-being. Criterion 3 relates specifically to promotion of health and well-being which provides a strong direct correlation between the policy and SA Objective.		
3. Improve education opportunities to enhance the skills & knowledge base.	This policy will contribute towards improvement of education opportunities, by supporting economic, social, environmental and cultural well-being. Criterion 5 relates to accessibility to services and criterion 6 supports the Welsh language.	+	+
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy will contribute towards minimisation of the need to travel and encouragement of sustainable modes of transport, by supporting economic, social, environmental and cultural well-being. Criterion 1 references resource efficiency, criterion 4 equality of access and criterion 5 accessibility to services and criterion 7 reduced contribution to climate change. Criterion 5 provides a strong direct correlation between the policy and SA Objective.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy will contribute towards provision of a range of high quality housing, including affordable housing, by supporting economic, social, environmental and cultural well-being. Criterion 4 refers specifically to equality of access.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy will contribute towards building safe, vibrant and cohesive communities with improved access to key services and facilities, by supporting economic, social, environmental and cultural well-being. Criterion 3 refers to promotion of health and well-being and criterion 5 to accessibility to services which provides a strong direct correlation between the policy and SA Objective.	++	++
7. Protect & enhance the role of the Welsh language & culture.	This policy will contribute towards protection and enhancement of the role of the Welsh language and culture, by	++	++

	supporting economic, social, environmental and cultural well-being. Criterion 6 refers to support for the Welsh language which provides a strong direct correlation between the policy and SA Objective.		
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy will contribute towards provision of a range of good quality employment opportunities accessible to all section of the population, by supporting economic, social, environmental and cultural well-being. Criterion 4 references equality of access.	++	++
9. Support a sustainable & diverse local economy.	This policy will contribute towards provision of a range of good quality employment opportunities accessible to all section of the population, by supporting economic, social, environmental and cultural well-being. Criterion 4 references equality of access.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	This policy will contribute towards preparing for and reducing the impact of Pembrokeshire's contribution to climate change, by supporting economic, social, environmental and cultural well-being. Criterion 7 refers to a reduced contribution to climate change which provides a strong direct correlation between the policy and SA Objective.	++	++
11. Maintain & improve air quality.	This policy will contribute towards maintaining and improving air quality, by supporting economic, social, environmental and cultural well-being. Criterion 3 refers to promotion of health and well-being. and criterion 7 to a reduced contribution to climate change.	+	+
12. Minimise the generation of waste & pollution.	This policy will contribute towards minimising the generation of waste and pollution, by supporting economic, social, environmental and cultural well-being and sustainable development. Criterion 1 refers to resource efficiency, criterion 3 refers to promotion of health	++	++

	and well-being and criterion 7 to a reduced contribution to climate change.		
13. Encourage the efficient production, use, reuse & recycling of resources.	This policy will contribute towards the encouragement of efficient production, use, re-use and recycling of resources, by supporting economic, social, environmental and cultural well-being. Criterion 1 requires proposals to demonstrate resource efficiency which provides a strong direct correlation between the policy and SA Objective..	++	++
14. Maintain & protect the quality of inland & coastal water.	This policy will contribute towards maintaining and protecting the quality of inland and coastal water, by supporting economic, social, environmental and cultural well-being. Criterion 2 refers to maintenance and enhancement of biodiversity and criterion 7 to a reduced contribution to climate change.	++	++
15. Reduce the impact of flooding & sea level rise.	This policy will contribute towards reducing the impact of flooding and sea level rise, by supporting economic, social, environmental and cultural well-being and sustainable development. Criterion 3 refers to promotion of health and well-being, and criterion 7 to a reduced contribution to climate change.	+	+
16. Use land efficiently & minimise contamination.	This policy will contribute towards efficient use of land and to minimisation of contamination, by supporting economic, social, environmental and cultural well-being and sustainable development. Criterion 1 refers to resource efficiency and criterion 3 to promotion of health and well-being.	++	++
17. Safeguard soil quality & quantity.	This policy will contribute towards safeguarding of soil quality and quantity, by supporting economic, social, environmental and cultural well-being and sustainable development. Criterion 2 refers to maintenance and enhancement of biodiversity and criterion 7 to reduced contribution to climate change.	+	+

18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will contribute towards maintenance and enhancement of biodiversity and promotion of resilience of ecosystems, by supporting economic, social, environmental and cultural well-being. Criterion 2 refers to maintenance and enhancement of biodiversity which provides a strong direct correlation between the policy and SA Objective..	++	++
19. Protect & enhance the landscape & geological heritage.	The policy has no direct relationship to the SA Objective	0	0
20. Encourage quality locally distinct design that complements the built heritage.	The policy has no direct relationship to the SA Objective	0	0
21. Protect, enhance & value the built heritage & historic environment.	The policy has no direct relationship to the SA Objective	0	0

Summary

There is potential for this policy to support the majority of the SA Objectives, as it seeks to support the creation of sustainable places, referencing many different aspects of sustainability, including economic, social, environmental and cultural well-being. There were twelve instances where the policy provides a strong direct correlation between the policy and SA Objective and three instances where the policy was not judged to have a direct relationship to the SA objective, although these topics are addressed by other plan policies.

Strategic Policy SP 2 – Housing Requirement

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 positive relationship between the provision of housing and the SA Objective. The housing provision will deliver a more balanced population profile than that projected with lower growth levels. The housing provision will provide for a variety of needs including affordable housing for local people and sheltered housing for	+	+

	the elderly however the occupancy of market housing cannot be controlled. .		
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	There is a weak, but generally positive relationship between providing housing and access to healthcare and recreation and promoting and improving health. New housing provision would help meet the needs of those people currently in inappropriate housing which may improve their health. This objective is more likely to be impacted by the location of growth in areas with health and recreation services.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	No significant association between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Unknown relationship. The location rather than the level of growth will be the key determinant of compliance with this SA objective.	?	?
5. Provide a range of high quality housing including affordable housing to meet local needs.	There is a generally positive relationship between the policy and this objective. This higher growth option would equate to a greater number of affordable housing overall. The total unmet affordable housing need identified in the Local Housing Market Assessment (2022) cannot be delivered by any of the growth options.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Positive impacts are that new development would be required to provide a housing mix, range of tenures and bedroom sizes to create cohesive communities. The location of new development will influence the accessibility of key services and facilities. This higher growth scenario would lead to an increase in the younger age categories which will help to sustain key service industries.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	In principle, the provision of new housing should support balanced, sustainable communities and enable young, local people to remain in the County, supporting the role of the	+	+

	<p>Welsh language and culture. This would be supported by Pembrokeshire's Welsh in Education Strategic Plan 2022-2031 which aims to increase Welsh medium education. Each allocation in a Welsh Language Sensitive Area will be assessed to determine if the level of growth would lead to a sustainable balance between employment opportunities, inward migration and the Welsh language. The occupancy of affordable housing in Welsh speaking areas cannot be controlled so housing could be occupied by Welsh Speakers or non-Welsh speakers. The policy on Welsh Language will require Welsh language impact assessments in some locations which will support this SA Objective. This policy does increase the potential for retaining young Welsh speakers in the County and is considered to have a minor positive effect.</p>		
<p>8. Provide a range of good quality employment opportunities accessible to all sections of the population.</p>	<p>The policy may indirectly meet the SA Objective and is compatible with it. The relationship between housing and jobs means that a high level of housing and in-migration would support a higher level of job opportunities. Increased housing can provide jobs in construction contributing to the range of employment opportunities.</p>	+	+
<p>9. Support a sustainable & diverse local economy</p>	<p>The policy may indirectly meet the SA Objective and is compatible with it. Housing development provides jobs and housing for the labour force that contribute to a diverse and sustainable local economy.</p>	+	+
<p>10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.</p>	<p>Positive impact as new homes are required to reduce carbon, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.</p>	+	+

11. Maintain & improve air quality.	Potential negative association between the policy to deliver additional housing and this objective. Providing additional housing will lead to an increase in population and traffic which can have a negative impact on air quality, however, negative impacts will be minimised by locating development in settlements with services could reduce the need to travel thereby reducing the potential for pollution.	-	-
12. Minimise the generation of waste & pollution.	There is generally a negative association between the policy and this objective as the building of new homes generates waste and pollution. Other policies in the plan seek to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated (policies SP 1, SP 21, GN 1 and GN 2).	--	--
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the policy and this objective. However, moderate growth is likely to result in the proportionate use of non recycled materials in construction. Other policies could mitigate this impact.	-	-
14. Maintain & protect the quality of inland & coastal water.	Uncertain relationship between the policy and this objective as the impacts on this SA objective are more likely to be dictated by the location of new development, rather than the level of growth. Nutrient neutrality is applicable to developments with phosphorous discharges into Special Areas of Conservation (SAC) rivers. New housing should be adapted for climate change and incorporate sustainable drainage systems reducing surface water runoff and associated pollution to watercourses. Household and population increase will place pressure on inland water bodies for abstraction.	?	?
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective as impacts on this SA Objective are more likely to be dictated by the location of new development, rather than the level of	?	?

	growth. National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised.		
16. Use land efficiently & minimise contamination.	Higher levels of housing growth are more likely to result in greater land take and associated issues of contamination. Detailed policies can help to mitigate the impacts by including detail of housing densities and using previously developed land amongst other aspects.	--	--
17. Safeguard soil quality & quantity.	The high level of growth is likely to result in a need to use proportionate numbers of greenfield sites which would impact negatively on soil quality and quantity.	--	--
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	+
19. Protect & enhance the landscape & geological heritage.	High levels of growth may result in proportionate impacts on landscape and geological heritage.	-	-
20. Encourage quality locally distinct design that complements the built heritage.	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is dependent on how growth is implemented.	?	?
21. Protect, enhance & value the built heritage & historic environment.	Impact is unknown. There is no direct correlation between the level of growth and this SA Objective, as the effect is dependent on how growth is implemented.	?	?

Summary

The housing requirements policy supports development throughout the County and would contribute to developing and maintaining a balance population structure and provide a range of housing, including affordable housing to meet local needs. The level of housing provision will provide opportunities for young people to remain in the County, thereby protecting the Welsh culture and language and contributing to vibrant and cohesive communities. The distribution of housing is defined by the Settlement Hierarchy (in SP 6) and supported by other detailed policies on settlement boundaries (SP 7), Regional Growth Areas and Urban Settlements (SP 8), Narberth Rural Town, Service Centres and Service Villages (SP 9) and Local Villages (SP 10). The wide distribution and balanced scale of development between urban and rural settlements should contribute to maintaining a healthy rural population and prevent over development in areas of the County. This approach in terms of access are two

fold; reducing the need to travel to essential services and the potential to reduce distance travelled to home/employment which remains one of the major trip generators for the County. National awareness of issues relating to housing and impacts upon climate change is reflected at local level within this policy or through this policy in combination with one or more policies. Where housing development is likely to have an impact upon landscape, heritage and/or biodiversity the policy will work in combination with detailed policies to carry out mitigation and/or protection measures.

Strategic Policy SP 3 – Affordable Housing Target

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 the policy and the SA Objective. The provision of affordable housing to the local population is vital. This would support a more balanced population structure.	++	++
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	There is an indirect positive relationship between providing affordable housing and the SA objective. New affordable housing should improve health and well-being and support the provision of accessible leisure and health care facilities.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	No relationship between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Uncertain relationship between the policy and this SA Objective. The location rather than the level of growth will be the key determinant of compliance with this SA objective.	?	?
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy has a strong positive association with the SA objective, along with policies on design and strategic housing ensure the objective is met.	++	++
6. Build safe, vibrant & cohesive communities	Uncertain relationship to the policy to providing safe communities and	?	?

which have improved access to key services and facilities.	unclear in respect of improving access to services. The location rather than the level of growth will be the key determinant of compliance with this SA objective.		
7. Protect & enhance the role of the Welsh Language & culture.	In principle, the provision of new affordable housing should support balanced, sustainable communities and enable local people in affordable need to remain in the County, encouraging the growth of the Welsh language. However, the occupancy of affordable housing in Welsh speaking areas cannot be controlled so housing could be occupied by Welsh Speakers or non-Welsh speakers. This policy does however increase the potential for retaining young Welsh speakers in the County and is considered to have a minor positive effect.	+	+
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 affordable housing can provide jobs in construction contributing to the range of employment opportunities.	+	+
9. Support a sustainable & diverse local economy	The policy may indirectly meet the SA Objective and is compatible with it. Affordable Housing development provides jobs and housing for the labour force that contribute to a diverse and sustainable local economy.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct relationship between the policy and this objective.	0	0
11. Maintain & improve air quality.	Potential negative association between the policy to deliver additional housing and this objective. Providing affordable housing will lead to an increase in population and traffic which have a negative impact on air quality	-	-
12. Minimise the generation of waste & pollution.	There is generally a negative association between the policy and	-	-

	this objective as the building of new homes generates waste and pollution.		
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	Uncertain relationship between the policy and this objective. The location rather than the level of growth will be the key determinant of compliance.	?	?
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective. The location rather than the level of growth will be the key determinant of compliance.	0	0
16. Use land efficiently & minimise contamination.	No direct relationship between the policy and this objective. The location rather than the level of growth will be the key determinant of compliance.	0	0
17. Safeguard soil quality & quantity.	The provision of new affordable housing will have a generally negative impact on safeguarding soil quality and quantity as new housing will inevitably involve the removal of soil.	-	-
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Uncertain relationship between the policy and this objective.	?	?
19. Protect & enhance the landscape & geological heritage.	Uncertain as to whether the policy is compatible with the objective. The location rather than the level of growth will be the key determinant of compliance.	?	?
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship between the policy and this objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship between the policy and this objective. The location rather than the level of growth will be the key determinant of compliance.	0	0
Summary			
Pembrokeshire's ageing 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 other specific policies (e.g. GN 20) should significantly contribute			

towards a balanced population and support vibrant and cohesive communities. The same impacts in terms of biodiversity, landscape and resource use apply to affordable housing developments as they would to other types of housing developments, where potential impacts are considered likely this policy in combination with other detailed policies will be used to mitigate or 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, which may in the long term lead to improved health and well-being.

SP 4 Gypsies, Travellers and Showpeople			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The policy supports the development of culturally appropriate homes for all sections of the community to support balanced communities.	++	+
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a weak, but generally positive relationship between the policy and this objective. The policy seeks to ensure housing provision is made for Gypsy, Travellers and Showpeople to help meet the needs of those currently in inappropriate housing which may improve their health. Policy GN.20 provides a framework to assess proposals for additional sites and pitches and the policy seeks to direct new sites and pitches to sustainable locations with existing services, such as doctors surgeries.	+	+
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective. Policy GN.20 provides a framework to assess proposals for additional sites and pitches and the policy seeks to direct new sites and pitches to sustainable locations with existing services, such as primary schools.	0	+
4. Minimise the need to travel and encourage	No direct relationship between the policy and this objective. Policy GN.20 provides a framework to assess proposals for additional sites and	0	0

sustainable modes of transport	pitches and the policy seeks to direct new sites and pitches to sustainable locations with active travel and public transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy supports the development of culturally appropriate homes to meet the needs of Gypsies, Travellers and Showpeople.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy supports the development of culturally appropriate homes for all sections of the community to support balanced communities. Policy GN.20 provides a framework to assess proposals for additional sites and pitches and the policy seeks to direct new sites and pitches to sustainable locations with services and facilities	+	+
7. Protect & enhance the role of the Welsh Language & culture	A weak, indirect relationship between the policy and this objective, as providing appropriate forms of housing for the local population would support the role of the Welsh language and culture. New sites or pitches in Welsh Language Sensitive Areas would require an assessment of the likely impact on Welsh language.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The provision of housing would support the creation of job opportunities. Increasing provision of housing can provide jobs in construction and contribute to the range of employment opportunities.	+	+
9. Support a sustainable & diverse local economy	The provision of housing would support a high level of job opportunities and a diverse economy.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Providing new accommodation which are adapted for climate change and incorporate sustainable drainage and reduce surface water runoff and flooding has a positive impact. The provision of new housing in sustainable locations with active travel and public transport would also contribute to this objective in a positive way.	+	+

11. Maintain & improve air quality	The provision of housing would infer a proportionate increase in transport and economic activity which would lead to an increase in gaseous emissions. Providing accommodation in sustainable locations with active travel and public transport would help to mitigate negative effects.	-	-
12. Minimise the generation of waste & pollution	The provision of new sites for Gypsy, Travellers and Showpeople would likely result in increased waste and pollution both in construction and occupation. However, this can be significantly influenced and can be mitigated by other policies in the plan.	-	-
13. Encourage the efficient production, use, reuse & recycling of resources	There is likely to be a proportionate use of non recycled materials in construction. However, other policies could mitigate this impact.	-	-
14. Maintain & protect the quality of inland & coastal water	Unknown impact as the impacts on this SA objective are more likely to be dictated by the location of new development.	?	?
15. Reduce the impact of flooding & sea level rise	Unknown impact as the impacts on this SA objective are more likely to be dictated by the location of new development.	?	?
16. Use land efficiently & minimise contamination	The identified need for Gypsy, Traveller and Showpeople sites are likely to result in greater land take and associated issues of contamination. Detailed policies can help to mitigate the impacts.	-	-
17. Safeguard soil quality & quantity	Unknown impact as the impacts on this SA objective are more likely to be dictated by the location of new development.	?	?
18. Maintain, enhance and value biodiversity and promote the resilience of ecosystems	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	+
19. Protect & enhance the landscape & geological heritage	Impact is unknown. There is no direct correlation between the policy and this SA Objective, as the effect is dependent on the location of growth.	?	?

20. Encourage quality locally distinct design that complements the built heritage	Caravan sites and pitches provide limited opportunities for non-standard design and as such do not generally complement built heritage.	-	-
21. Protect, enhance & value the built heritage & historic environment	Impact is unknown. There is no direct correlation between the policy and this SA Objective, as the effect is dependent on the location of new pitches and sites.	?	?

Summary

The Strategic Policy sets out how the LDP will meet accommodation needs of Gypsies, Travellers and Showpeople as required under the Housing (Wales) Act 2014. Provision for Gypsies, Travellers and Showpeople will be made in Pembrokeshire, through the delivery of a site allocation and new sites and pitches would be assessed against a criteria based policy framework which seeks to deliver new sites in accessible locations, with access to services and facilities by active travel and public transport. There is a clear positive relationship between the policy and SA Objectives relating to population structure, provision of quality housing to meet local needs and building community cohesion. There are potential negative environmental effects which can be mitigated by other plan policies.

Strategic Policy SP 5 – Supporting Prosperity			
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.	Delivery of new jobs will contribute to this SA Objective.	++	++
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Availability of employment contributes, in part, to a healthy lifestyle. This policy will help to meet this SA objective	+	+

3. Improve education opportunities to enhance the skills & knowledge base.	Delivery of new jobs will lead to enhancement of skills and knowledge base.	+	+
4. Minimise the need to travel and encourage sustainable modes of transport.	No direct relationship between the policy and this objective. The location rather than the level of growth will be the key determinant of compliance.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy has no direct relationship with this SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Delivery of new jobs will help to contribute to vibrant and cohesive communities and help to meet this SA Objective.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship with this SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy and this SA Objective are directly related.	++	++
9. Support a sustainable & diverse local economy	The policy and this SA Objective are directly related.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy impact on this SA Objective is uncertain.	?	?
11. Maintain & improve air quality.	The policy impact on this SA Objective is uncertain. There is potential for the policy to have positive and negative effects depending on the nature and location of businesses.	+/-	+/-
12. Minimise the generation of waste & pollution.	The policy impact on this SA Objective is uncertain. There is potential for the policy to have positive and negative effects depending on the nature of businesses	+/-	+/-

13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the policy and this objective. The location rather than the level of growth will be the key determinant of compliance, particularly re-use of previously developed land and buildings.	0	0
14. Maintain & protect the quality of inland & coastal water.	The policy impact on this SA Objective is uncertain. There is potential for the policy to have positive and negative effects depending on the nature and location of businesses.	+/-	+/-
15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship with this SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy impact on this SA Objective is uncertain. There is potential for the policy to have positive and negative effects depending on the nature and location of businesses.	+/-	+/-
17. Safeguard soil quality & quantity.	The policy impact on this SA Objective is uncertain. There is potential for the policy to have positive and negative effects depending on the nature and location of businesses.	+/-	+/-
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy impact on this SA Objective is uncertain. There is potential for the policy to have positive and negative effects depending on the nature and location of businesses.	+/-	+/-
19. Protect & enhance the landscape & geological heritage.	The policy has no direct relationship with this SA Objective.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	The policy has no direct relationship with this SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	The policy has no direct relationship with this SA Objective.	0	0

Summary

There is a clear positive relationship between the policy and the SA Objectives relating to population structure, health and well-being, provision of jobs and enhancement of skills and the local economy. There were seven instances where the policy outcome is unknown in terms of the type of businesses that will be attracted to the area and the location. Overall

compliance with this SA Objective will rely on the use of other National Policy and policies in the Plan to mitigate against harmful effects. As a general comment, the new jobs may contribute to decarbonisation initiatives, but might at the same time have local environmental impacts, but it is difficult to generalise and these matters would need to be considered at a site and project specific level to produce a meaningful analysis. In almost all of the other cases, the policy did not have a direct relationship to the SA Objective.

Strategic Policy SP 6 – Settlement Hierarchy – A Sustainable Settlement Strategy

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 settlement hierarchy distributes growth according to the Plan Strategy, helping to develop and maintain a balanced population across Pembrokeshire.	++	++
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The settlement hierarchy has been based on access to services and facilities, including children's play space / sports area and the presence of a village green / common land.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	The presence of a school has been built into the hierarchy assessment.	++	++
4. Minimise the need to travel and encourage sustainable modes of transport.	The settlement hierarchy has been based on access to services and facilities which should reduce the need to travel, and also includes access to sustainable travel options.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	The intention of the hierarchy is to enable a range of development, including quality housing and affordable housing, to be delivered across the plan area according to the Plan Strategy.	++	++
6. Build safe, vibrant & cohesive communities which have improved	The intention of the hierarchy is to enable a range of development to be delivered across the plan area	+	+

access to key services and facilities.	according to the Plan Strategy, based on access to services and facilities.		
7. Protect & enhance the role of the Welsh Language & culture.	The settlement hierarchy distributes growth according to the Plan Strategy, helping to develop and maintain a balanced population across Pembrokeshire, which in turn will help protect and enhance Welsh language and culture.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The intention of the hierarchy is to enable a range of development, including quality employment opportunities, to be delivered across the plan area according to the Plan Strategy.	++	++
9. Support a sustainable & diverse local economy.	The intention of the hierarchy is to enable a range of development to be delivered across the plan area according to the Plan Strategy.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct relationship between the policy and this objective.	0	0
11. Maintain & improve air quality.	No direct relationship between the policy and this objective but it could be compatible. Locating development in settlements with services could reduce the need to travel thereby reducing the potential for pollution.	?	?
12. Minimise the generation of waste & pollution.	No direct relationship between the policy and this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective.	0	0

16. Use land efficiently & minimise contamination.	The settlement hierarchy can help ensure the efficient use of land in appropriate locations, although other policies of the plan will need to ensure appropriate density. There is no direct relationship between minimising contamination and this policy.	+/-	+/-
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective. Compatibility will depend on the location of allocations.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	There is no direct relationship between the policy and the objective. Compliance will depend on the location of allocations.	0	0
19. Protect & enhance the landscape & geological heritage.	No direct relationship between the policy and this objective. Compliance will depend on the location of allocations.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship between the policy and this objective. Compliance will depend on the location of allocations.	0	0
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship between the policy and this objective. Compliance will depend on the location of allocations.	0	0

Summary

The policy achieves strong compliance with the SA objectives relating to a balanced, healthy population with good access to healthcare, recreation, quality affordable housing and access to employment. It will also help to support the Welsh language. Taken in isolation, it is not possible to show a direct association between this Policy and protection of the environment through minimising waste, protecting the landscape, biodiversity, soil and built heritage as these will rely on other policies to guide new development to appropriate locations within the hierarchy. National Policy and other policies in the Plan will also be needed to ensure overall compliance with SA objectives to ensure efficient use of land and reduce the impacts of climate change, including flooding.

Strategic Policy SP 7 – Settlement Boundaries

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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.	Settlement Boundaries are based on the settlement hierarchy which distributes growth according to the Plan Strategy, and take into account land allocations and opportunities for windfall developments helping to develop and maintain a balanced population across Pembrokeshire.	++	++
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Providing good quality housing is known to promote health and locating development in areas with health and recreation services could help meet some of the objective. Providing housing land in the urban settlements will indirectly provide the population in these areas access to key services such as healthcare and formal recreation facilities.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	No relationship between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The preferred strategy of allocating land for development in a hierarchy of settlements with services should minimise the need to travel and provide access to sustainable travel modes.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	The settlement boundaries include land allocated for residential development which will include a proportion of affordable homes. The boundaries also define edge of settlements beyond which exceptional land releases can be made exclusively for the development of affordable housing.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The application of settlement boundaries will help to define where new development will take place. Land allocations for development are included within the boundaries and linked to facilities and services required	+	+

	to ensure that communities are vibrant and have good access to key services and facilities.		
7. Protect & enhance the role of the Welsh Language & culture.	No relationship between the policy and this objective.,	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No relationship between the policy and this objective.	0	0
9. Support a sustainable & diverse local economy	Settlement boundaries help to define the acceptable limits of development and will help to ensure that communities are supported by appropriate facilities and services. They also define the 'countryside' where development is more strictly controlled.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct relationship between the policy.	0	0
11. Maintain & improve air quality.	Settlement boundaries help to define the acceptable limits of development and will help to ensure that communities are supported by appropriate facilities and services thus reducing the need to travel. There could be disbenefits to larger towns where higher levels of growth are directed.	0+/-	+/-
12. Minimise the generation of waste & pollution.	No direct relationship between the policy and this objective.	0	0

13. Encourage the efficient production, use, reuse & recycling of resources.	This policy directly meets the need to make efficient use of and re-use land by defining areas where development will be directed and protecting the countryside from unnecessary development.	++	++
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective.	0	0
16. Use land efficiently & minimise contamination.	This policy directly meets the need to make efficient use of and re-use land by defining areas where development will be directed and protecting the countryside from unnecessary development.	++	++
17. Safeguard soil quality & quantity.	This policy meets the need to safeguard soil by defining areas where development will be directed. Although new development within the settlement boundaries will impact soil, the definition of boundaries will protect the wider countryside from unnecessary development.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective, however policies on biodiversity will ensure that the biodiversity resource is protected and enhanced.	0	0
19. Protect & enhance the landscape & geological heritage.	This policy meets this SA objective to protect the landscape and geological heritage by defining areas where development will be directed and	+	+

	protecting the countryside from unnecessary development.		
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between the policy and this SA objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between the policy and this SA objective.	0	0
Summary			
<p>Definition of settlement boundaries defines areas where new development will be directed and in doing so achieves many of the sustainability objectives, including those linked to a balanced population structure, healthy and vibrant communities with reduced need to travel, a sustainable economy and sustainable development, such as ensuring the efficient use of and re-use of land as a resource. The settlement boundaries also assist in protecting the landscape, geology, historic environment and biodiversity. In other cases whilst a direct link cannot be made, the policy will achieve sustainability objectives intended to protect water quality, ecosystems and the built heritage and direct new development away from flood risk.</p>			

Strategic Policy SP 8 – Regional Growth Areas and Urban Settlements			
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.	Appropriate levels of growth directed towards Urban Settlements in support of the plan strategy and which meets the needs of the community will help develop and maintain a balanced population structure	++	++
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	A range of land uses are protected and developments supported within Urban Settlements including leisure, recreational, open space and green infrastructure and community facilities which are positive for well-being. The policy also encourages a range of complementary development required for healthy lifestyles.	++	++
3. Improve education opportunities to enhance	No direct relationship between the policy and this objective.	0	0

the skills & knowledge base.			
4. Minimise the need to travel and encourage sustainable modes of transport.	The preferred strategy of locating the majority of development within Urban Settlements should minimise the need to travel and provide access to sustainable travel modes	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy, which addresses the housing needs of the community, along with policies on design and affordable housing ensure the objective is met.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy supports place making and will contribute to this objective.	++	++
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.	This policy would enable employment opportunities at Urban Settlements would not be able to control quality. Directing new development to the urban settlements will have the benefit of maximising access for the population.	+	+
9. Support a sustainable & diverse local economy	This policy will directly support a sustainable and diverse local economy through opportunities for a range of new development supported by existing and proposed services at Urban Settlements.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The requirement that Urban Settlements are accessible by a range of sustainable modes of transport and have the widest range of services and facilities in close proximity has the potential to mitigate contribution to climate change by providing more opportunities to travel other than by car.	+	+
11. Maintain & improve air quality.	Locating more development within Urban Settlements has the potential to reduce the need to travel but also to	+/-	+/-

	increase congestion and reduce local air quality.		
12. Minimise the generation of waste & pollution.	No direct relationship between the policy and this objective.	0	?
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective.	0	0
16. Use land efficiently & minimise contamination.	Within Urban Settlements there is greater potential to re-use brown field land and to support higher density for some types of development and more efficient land use.	++	++
17. Safeguard soil quality & quantity.	There is greater potential to reuse land and buildings within urban settlements therefore reducing the need to develop on greenfield sites.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Place making at Urban Settlements will help to maintain and enhance places for biodiversity within urban settings.	+	+
19. Protect & enhance the landscape & geological heritage.	Directing the greater proportion of development to Urban Settlements where geological heritage is largely lacking will help to achieve this SA objective. .	+	+
20. Encourage quality locally distinct design that complements the built heritage.	The requirement for high quality accommodation supports the objective and is compatible.	+	+
21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between this policy and SA objective.	0	0
Summary			
Locating development within the Regional Growth Areas and Urban Settlements will support the strategy of the LDP and ensure that travel can be minimised and communities sustained			

and good access to services and facilities provided and increase opportunities for healthy lifestyles and access to recreational facilities. Other policies of the LDP and national planning policy have a direct relationship with and can address objectives relating to soil, waste, reuse of materials and flooding etc.

Strategic Policy SP 9 – Narberth Rural Town, Service Centres and Service Villages

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	Appropriate levels of growth directed towards settlements included within this policy, supports the plan strategy in a way which meets the needs of the community will help develop and maintain a balanced population structure.	++	++
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Land for high quality housing is allocated, a range of land uses are protected and development supported within Narberth Rural Town, Service Centres and Service Villages including leisure, recreational, open space, green infrastructure and community facilities which can be positive for well-being.	++	++
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 preferred strategy of locating much of proposed development within settlements falling within this policy should minimise the need to travel and provide access to sustainable travel modes.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy, which addresses the housing needs of the community.,	+	+

6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy supports place making and will contribute to this objective.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	This policy directly meets the need to make efficient use of and re-use land by defining areas where development will be directed and protecting the countryside from unnecessary development.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy would enable employment opportunities of an appropriate scale and nature and which encourage a thriving rural economy, which is accessible to the local community.	+	+
9. Support a sustainable & diverse local economy	This policy will directly support a sustainable and diverse local economy.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The requirement that Narberth Rural town, Service Centres and Service Villages have a minimum level of services available locally can help reduce the need to travel and mitigate contribution to climate change.	+	+
11. Maintain & improve air quality.	Locating development within settlements included within this policy which have a minimum level of services could reduce journeys to Urban Settlements and help maintain air quality.	?	?
12. Minimise the generation of waste & pollution.	No direct relationship between the policy and this objective.	0	?
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective.	0	0

16. Use land efficiently & minimise contamination.	There may be some potential to re-use brown field land and to support higher density for some types of development and more efficient land use.	+	+
17. Safeguard soil quality & quantity.	There is greater potential to reuse land and buildings within urban settlements therefore reducing the need to develop on greenfield sites.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Place making will help to maintain and enhance places for biodiversity.	+	+
19. Protect & enhance the landscape & geological heritage.	Directing the greater proportion of development to Urban Settlements will help to protect the landscape and geological heritage and so achieve this SA objective. .	+	+
20. Encourage quality locally distinct design that complements the built heritage.	The requirement for high quality accommodation supports the objective and is compatible.	+	+
21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between this policy and SA objective.	0	0

Summary

Locating a significant proportion of development within the Narberth Rural Town, Service centres and Service Villages will support the strategy of the LDP and ensure that travel can be minimised and access to local services and facilities will help to maintain sustainable communities. Other policies of the LDP and national planning policy have a direct relationship with and can address objectives relating to soil, waste, reuse of materials and flooding etc.

Strategic Policy SP 10 – Local Villages

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	Appropriate levels of growth directed towards settlements included within this policy, supports the plan strategy in a way which meets the needs of the community will help develop and	++	++

	maintain a balanced population structure.		
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	A range of land uses are protected and development supported within Local Villages including leisure, recreational, open space, green infrastructure and community facilities which can be positive for well-being.	++	++
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 preferred option of locating much of the proposed development within settlements higher within the settlement hierarchy should minimise the need to travel and provide access to sustainable travel modes. This policy is compatible with this objective.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy, which addresses the housing needs of the community, along with policies on design and affordable housing should ensure the objective is met.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy supports place making and will contribute to this objective.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	This policy seeks to support small scale residential development, including at Cluster Villages where the development has the potential to support Welsh language communities.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy would enable employment opportunities of an appropriate scale and nature and which support the rural economy.	+	+
9. Support a sustainable & diverse local economy	This policy will directly support a sustainable and diverse local economy.	++	++

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The plan strategy seeks to ensure that development within the Local Villages is an appropriate proportion of overall needs. Locating much of the proposed development within settlements higher within the settlement hierarchy should minimise the need to travel and provide access to sustainable travel modes.	+	+
11. Maintain & improve air quality.	Locating development within local Villages and Cluster Villages which a functional link and are accessible by transport other than the car could help to maintain air quality. The extent to which this will achieve this SA Objective is unknown.	?	?
12. Minimise the generation of waste & pollution.	No direct relationship between the policy and this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	Directing development to within settlements higher in the settlement hierarchy will maximise opportunities to re-use land and buildings.	+	+
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective.	0	0
16. Use land efficiently & minimise contamination.	Directing development to within settlements higher in the settlement hierarchy will maximise opportunities to re-use land and buildings.	+	+
17. Safeguard soil quality & quantity.	Directing development to within settlements higher in the settlement hierarchy will maximise opportunities to re-use land and buildings.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Place making will help to maintain and enhance places for biodiversity.	+	+
19. Protect & enhance the landscape & geological heritage.	Directing the greater proportion of development to larger Settlements within the settlement hierarchy will help to protect the landscape and geological	+	+

	heritage and so achieve this SA objective.		
20. Encourage quality locally distinct design that complements the built heritage.	This policy directly supports this SA Objective.	++	++
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship between the policy and this objective.	0	0

Summary

This policy seeks to encourage sustainable local communities and by ensuring that the scale and location of development supports Local Villages and Cluster Villages which have a functional link, by public transport or active travel route, with a main settlement provides opportunities to travel other than by car. Application of this policy positively meets many of the SA objectives which will support vibrant, healthy communities, optimise the re-use of land and buildings has the potential to have a positive effect on Welsh speaking communities and local culture. Other policies of the LDP and national planning policy will strengthen objectives relating to protection of the landscape, historic and cultural and built heritage, soil, waste, reuse of materials and flooding when used in combination with this policy..

Strategic Policy SP 11 – Countryside			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy complements the plan Strategy to allow appropriate development in countryside locations to support and maintain a balanced population structure.	++	++
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Appropriate development in countryside locations can help promote access to employment, recreation opportunities and also to a clean and healthy environment.	++	++
3. Improve education opportunities to enhance	Appropriate development in countryside locations can help improve education and skills through	++	++

the skills & knowledge base.	understanding of the countryside and rural practices.		
4. Minimise the need to travel and encourage sustainable modes of transport.	Appropriate development in countryside locations can help reduce the need to travel in some instances, such as employment linked to rural enterprises. The policy restricts new housing in the countryside and there will be little or no opportunity to link to sustainable modes of transport to settlements.	+/-	+/-
5. Provide a range of high quality housing including affordable housing to meet local needs.	The intention of this policy is to allow appropriate development, including housing, in countryside locations in accordance with the Plan Strategy. The policy allows for rural enterprise workers housing which is defined as affordable housing in National Planning Policy.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Appropriate development in countryside locations can help build safe, vibrant and cohesive rural communities. Key services and facilities however are located in settlements and there is little or no opportunity to improve sustainable transport access.	+/-	+/-
7. Protect & enhance the role of the Welsh Language & culture.	Appropriate development which will allow people to live and work in countryside locations can help protect and enhance Welsh language and culture.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Appropriate development in countryside locations can help provide a range of quality employment opportunities.	+	+
9. Support a sustainable & diverse local economy	Appropriate development in countryside locations can help protect and enhance the local economy	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	There is no direct relationship between this policy and SA Objective.	0	0

11. Maintain & improve air quality.	The extent to which this policy will have a positive or negative impact on air quality is unknown.	?	?
12. Minimise the generation of waste & pollution.	The extent to which this policy will have a positive or negative impact on air quality is unknown. It will depend on the quantity and location of development.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy encourages the re-use of appropriate buildings in the countryside but the positive links to this SA Objective are likely to be off-set or even negated by development of greenfield sites for new development.	+/-	+/-
14. Maintain & protect the quality of inland & coastal water.	Allowing development in the countryside has the potential to negatively impact on water quality, particularly where private sewerage are required.	-	-
15. Reduce the impact of flooding & sea level rise.	Unknown relationship. The location of new development will be the key determinant of compliance with this SA objective.	?	?
16. Use land efficiently & minimise contamination.	Allowing development in the countryside has potential to have a negative effect on this SA Objective in terms of land efficiency and greater potential for contamination, particularly as employment uses are promoted.	--	--
17. Safeguard soil quality & quantity.	Whilst the policy promotes the re-use of appropriate buildings, the positive effects of this are off-set by the likelihood of a greater degree of greenfield land being used in the countryside for new development.	+/-	+/-
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The extent to which this policy will have a positive or negative impact on biodiversity and resilience of ecosystems is unknown.	?	?
19. Protect & enhance the landscape & geological heritage.	The extent to which this policy will have a positive or negative impact on the landscape and geological heritage is unknown. The location of new development will be the key	?	?

	determinant of compliance with this SA objective.		
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between this policy and SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	The extent to which this policy will have a positive or negative impact on the built heritage and historic environment is unknown. The location of new development will be the key determinant of compliance with this SA objective.	?	?

Summary

Allowing appropriate levels of development in the countryside will contribute to creating well-balanced communities with a balanced population structure. Linking opportunities for rural enterprise housing and rural enterprises will assist with healthy lifestyles, skills and knowledge maintaining the rural economy and helping to support the Welsh language. Development in the countryside will have unknown or negative impacts on those SA Objectives intended to protect landscape, biodiversity, water and air quality but used in combination with other National Planning Policy and LDP2 policies will help to allow appropriate levels of growth and direct it to appropriate locations to mitigate these effects.

Strategic Policy SP 12 – Maintaining and Enhancing the Environment			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective ?
1. Develop & maintain a balanced population structure.	The policy has no direct relationship to the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy will result in maintaining and improving the environment and clean and healthy functioning ecosystems. It will make a direct contribution to this objective. Access to the environment also enhances well-being.	++	++
3. Improve education opportunities to enhance	The policy has no direct relationship to the SA Objective, although the environment can be used as an	0	+

the skills & knowledge base.	educational tool and therefore complements this objective.		
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy has no direct relationship to the SA Objective	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy has no direct relationship to the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	There is an opportunity to biodiversity and open space to form part of new developments, which would contribute to the potential to build vibrant communities.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	There is no direct relationship between this policy and this SA objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	There is no direct relationship between this policy and this SA objective.	0	0
9. Support a sustainable & diverse local economy	A strong natural environment can help support a sustainable and diverse local economy by creating an attractive and healthy environment for those living, working and visiting the area.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	This policy has the potential to directly impact on this objective through the retention and improvement of healthy ecosystems and biodiversity enhancement. SUDS requirements and natural flood risk management will directly assist this objective.	+	+
11. Maintain & improve air quality.	There is no direct relationship between this policy and this SA objective.	0	0
12. Minimise the generation of waste & pollution.	The policy has no direct relationship to the SA Objective.	0	0
13. Encourage the efficient production, use,	The policy has no direct relationship to the SA Objective.	0	0

reuse & recycling of resources.			
14. Maintain & protect the quality of inland & coastal water.	Healthy ecosystems, use of SUDS and natural flood management will assist in the reduction of run-off into water bodies and help to maintain water quality.	++	++
15. Reduce the impact of flooding & sea level rise.	There is potential for this policy to contribute towards reducing impacts of flooding and sea level rise through natural flood management and use of the natural landscape as coastal defences.	+	+
16. Use land efficiently & minimise contamination.	No direct relationship between the policy and this objective.	0	0
17. Safeguard soil quality & quantity.	Soil quality is a central component of healthy ecosystems and this policy will have a direct impact on this objective	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will ensure that this objective is met.	++	++
19. Protect & enhance the landscape & geological heritage.	This policy, along with detailed policies on landscape impact will help to ensure that this objective is met.	++	++
20. Encourage quality locally distinct design that complements the built heritage.	Integration of environmental enhancement into the design of built development, may help to enhance the quality of built development.	+	+
21. Protect, enhance & value the built heritage & historic environment.	This policy may help to achieve protection of built heritage and historic environment as it protects landscapes from harmful development.	+	+
Summary			
<p>This strategic policy has a direct relationship with several SA objectives. The potential for maintaining and enhancing the environment (including protected sites, species, habitats, landscapes and the systems which underpin them) and its protection from materially harmful development will have a direct positive impact on objectives on environmental, landscape, climate change, well-being and distinctiveness of the built environment.</p>			

Strategic Policy SP 13 – Port and Energy Related Development and Celtic Freeport			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective ?
This Strategic Policy is spatially delineated on the proposals map. It relates to port and harbour areas at Milford Haven, Pembroke Dock, Fishguard / Goodwick and Neyland.			
1. Develop & maintain a balanced population structure.	Support for appropriate port and energy related proposals would facilitate developments that in turn provide jobs for local people and skilled workers.	++	++
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The potential for employment generation will have a positive impact on healthy lifestyles. This policy supports port and energy development outside the renewables sector, including some that might contribute to decarbonisation The effect of this element is however unknown.	+/?	+/?
3. Improve education opportunities to enhance the skills & knowledge base.	Port and energy related developments would be likely to support employment and educational opportunities, which will reinforce the skills of the local workforce.	++	++
4. Minimise the need to travel and encourage sustainable modes of transport.	The key locations to which port and energy related proposals are directed are, in most cases, accessible and well related to major population centres, which can be reached by various travel modes.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy has no direct relationship to the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Port and energy related developments would provide jobs, which will help to maintain and support local communities. However, there is no	+	+

	direct link to access to key services and facilities.		
7. Protect & enhance the role of the Welsh Language & culture.	The policy has potential to support the Welsh language by providing employment opportunities.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Port and energy related developments would provide good quality jobs for all.	++	++
9. Support a sustainable & diverse local economy	Port and energy related developments would help to sustain the local economy and support provision of diverse economic opportunities.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Renewable energy developments (both terrestrial and marine) will make an important contribution to Pembrokeshire's climate change response, although this policy does not apply to wind energy proposals. However, this policy would support port and energy developments outside the renewables sector, some of which will be focused on strategic scale decarbonisation initiatives.	?+	?+
11. Maintain & improve air quality.	Renewable energy developments (both terrestrial and marine) will make an important contribution to Pembrokeshire's climate change response, although this policy does not apply to wind energy proposals. However, this policy would support port and energy developments outside the renewables sector, some of which will be focused on strategic scale decarbonisation initiatives.	?+	?+
12. Minimise the generation of waste & pollution.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise	?	?

	nature of the developments that come forward.		
14. Maintain & protect the quality of inland & coastal water.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward. There is a potential for negative local impacts set against positive strategic benefits, some of which might accrue beyond the Plan area.	?-	?-
15. Reduce the impact of flooding & sea level rise.	The Policy allows for developments that will be directly on the coast and therefore highly liable to the impacts of inundation and sea-level rise. A requirement of the policy is that they respect and protect the landscape, natural and built environment and this will include the need to safeguard against inundation, flooding and sea-level rise.	+	+
16. Use land efficiently & minimise contamination.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature and location of the developments that come forward.	?	?
17. Safeguard soil quality & quantity.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature and location of the developments that come forward.	?	?
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy requires development to respect and protect the landscape and natural environment. The extent to which it will achieve this will depend on the precise nature and location of the developments that come forward.	?+	?+
19. Protect & enhance the landscape & geological heritage.	The policy requires development to respect and protect the landscape and natural environment. The extent to which it will achieve this will depend on the precise nature and location of the developments that come forward.	?	?
20. Encourage quality locally distinct design	The policy requires development to respect and protect the built environment. The extent to which it will	?	?

that complements the built heritage.	achieve this will depend on the precise nature and location of the developments that come forward.		
21. Protect, enhance & value the built heritage & historic environment.	The policy requires development to respect and protect the landscape, natural and built environment. The extent to which it will achieve this will depend on the precise nature and location of the developments that come forward.	?	?

Summary

This policy strongly supports those SA Objectives relating to improved social and economic matters. However, in many other cases the impacts are uncertain and will depend on the precise nature and location of the developments that come forward. Where these are in the renewable energy sector, there is potential for environmental benefits to accrue, although this policy does not apply to wind energy proposals. However, the policy will also support other types of port and energy development, where there may be local environmental impacts, but perhaps offset against environmental positives if the developments are related to strategic-scale decarbonisation. In Wales, there is a clear policy drive towards renewable energy and other decarbonisation projects, as this supports the move towards a zero carbon future. However, this is a long-term aspiration and meeting economic and energy needs may also require some transitional development types that will not necessarily deliver major environmental benefits, but will support employment, social and energy needs. In combination with other National Planning Policy and LDP2 policies to protect the landscape, natural and historic environment, the policy should achieve a positive overall outcome in terms of sustainability.

Strategic Policy SP 14 – Strategic Employment Provision

Strategic Policy SP 15 – Strategic Employment Provision

Strategic Policy SP 16 – Retail Hierarchy

The retail hierarchy for Pembrokeshire is

Sub Regional Town Centre	Haverfordwest
Town Centre	Pembroke Dock, Pembroke, Milford Haven, Fishguard, Narberth
Local Retail Centre	Goodwick, Neyland, Crymych, Letterston, Johnston, Kilgetty

All new retail and commercial development should be consistent in scale and nature with the size and character of the Centre and its role in the retail hierarchy and be compatible with any Strategic Regeneration Framework. New developments must maintain or enhance the vibrancy, vitality and attractiveness of that centre, supporting the delivery of appropriate comparison and convenience retail, office, leisure, entertainment, cultural and community facilities. New development proposals within retailing and commercial centres that provide retail, community or commercial floorspace on the ground floor will normally be supported. Opportunities will be sought to regenerate and improve the retail environment and improve access to, and within, retail and commercial centres by all modes of transport, prioritising walking, cycling (active travel) and public transport

Proposals which would undermine the retail hierarchy or regeneration frameworks for town centres will not be permitted.

Linked Key Issues: Tackling Rurality

This strategic policy will contribute towards achieving objectives: B,G,I

Well-being Goals: A Prosperous Wales, A More Equal Wales, A Wales of Cohesive Communities, A Wales of Vibrant Culture and Thriving Welsh Language.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy will help maintain vital and viable retail and commercial centres within the plan area but it is unclear whether this will contribute to maintaining a balanced population structure.	?	?
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Directing retail and commercial uses to retail centres will improve access to them for much of the population, and is compatible with this objective.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	National policy identifies retail and commercial centres as suitable places for education establishments to contribute to the diversity of uses within centres. There is, however no direct relationship between this policy and SA Objective.	0	0
4. Minimise the need to travel and encourage	The retail hierarchy along with other LDP and national policies encourage a	++	++

sustainable modes of transport.	diversity of uses at centres which are considered to be sustainable places		
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy has no direct relationship with this objective but is compatible. Residential uses are permitted on upper floors to complement retail uses.	0	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The policy will help to achieve this SA Objective as key services and facilities are frequently found in town centres which are also best served by sustainable transport modes.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship between the policy and this objective. There is however the potential for Welsh speaking communities to socialise and converse in Welsh in local vibrant retail centres and so this policy is compatible.	0	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy would enable employment opportunities within town and commercial centres which are highly accessible.	++	++
9. Support a sustainable & diverse local economy	This policy will directly support a sustainable and diverse local economy.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Concentrating a range of uses where people can make a single trip to access a range of services by public transport is likely to help reduce impact of climate change.	++	++
11. Maintain & improve air quality.	Locating development at highly accessible places where people can walk and use public transport will have a positive impact on air quality.	+	+
12. Minimise the generation of waste & pollution.	No direct relationship between the policy and this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy encourages the re-use of land and buildings within defined retail centres and therefore contributes directly to this SA Objective.	+	+

14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective.	0	0
16. Use land efficiently & minimise contamination.	The retail hierarchy includes existing centres which are brown field and the re-use of this land is an efficient use of land.	++	++
17. Safeguard soil quality & quantity.	The policy encourages the re-use of land and buildings within defined retail centres and therefore contributes directly to this SA Objective.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct relationship between the policy and this objective.	0	0
19. Protect & enhance the landscape & geological heritage.	The policy encourages the re-use of land and buildings within defined retail centres and therefore will help to protect the wider landscape and geological heritage.	++	++
20. Encourage quality locally distinct design that complements the built heritage.	This policy will ensure development is compatible with the Regeneration Strategies of the Main towns and directly supports this objective.	++	++
21. Protect, enhance & value the built heritage & historic environment.	This policy requires that new development is consistent in scale and nature with the size and character of the Centre.	++	++

Summary

This policy sets out the retail hierarchy of town and local centres within the plan. These are highly accessible and sustainable locations for a diverse range of services and facilities, including residential elements and which will strongly support the sustainability objectives of the plan, and has the potential to support the Welsh language and cultural well-being of communities within the plan area. Other policies of the LDP and national planning policy have a direct relationship with the policy and used in combination and will address objectives relating to protection of the natural and built environment, historic heritage and flood risk.

SP17 - Visitor Economy

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 visitor economy is a significant and important element of Pembrokeshire's wider economy. The policy supports regeneration and proposals for development which in turn will support employment generation in this sector. This will assist in achieving this SA Objective.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Development provided to cater for the visitor economy will also benefit the local population and appropriate development can help promote access to recreation opportunities and also to a clean and healthy environment.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	Appropriate development can help improve education and understanding of the local environment but the extent to which it achieves this SA Objective will depend on the precise nature of the developments that come forward.	+/?	+/?
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy does not define what is meant by 'appropriate location' and there is potential that some will be located where the only means of access is by car, particularly if they are linked to features or elements of the natural environment.	?	?
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The visitor economy is a significant and important element of Pembrokeshire's wider economy. The policy supports regeneration and proposals for development which in turn will support vibrant and cohesive communities. This	+	+

	will assist in achieving this SA Objective.		
7. Protect & enhance the role of the Welsh Language & culture.	The policy requires that proposals protect linguistic heritage but the extent to which the policy achieves this SA Objective will depend on the precise nature of the developments that come forward.	?	?
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The visitor economy is a significant and important element of Pembrokeshire's wider economy. The policy supports regeneration and proposals for development which in turn will support employment generation in this sector. This will assist in achieving this SA Objective.	++	++
9. Support a sustainable & diverse local economy	The visitor economy is a significant and important element of Pembrokeshire's wider economy. The policy supports regeneration and proposals for development which in turn will support employment generation in this sector. This will assist in achieving this SA Objective.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy does not define what is meant by 'appropriate location' and there is potential that some will be located where the only means of access is by car, particularly if they are linked to features or elements of the natural environment.	?	?
11. Maintain & improve air quality.	The policy does not define what is meant by 'appropriate location' and there is potential that some will be located where the only means of access is by car, particularly if they are linked to features or elements of the natural environment.	?	?
12. Minimise the generation of waste & pollution.	The policy is intended to improve regeneration through the visitor economy which will inevitably lead to a greater number of visitors to the area and so greater generation of waste and pollution. The policy does not define 'appropriate location' and there is potential that some will be located where the only means of access is by	--	--

	car, particularly if they are linked to features or elements of the natural environment. Developments in remote areas are more likely to require private drainage systems.		
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy does not define 'appropriate location' and there is potential that some developments will be located in the countryside and on greenfield sites	+	+
14. Maintain & protect the quality of inland & coastal water.	The policy does not define what is meant by 'appropriate location' and there is potential that some will be linked to features or elements of the natural environment such as the coast, rivers, lakes and reservoirs. A greater number of visitors to these locations has the potential to negatively impact water quality but proposals are required to respect and protect the natural environment.	+/-	+/-
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective but it could be compatible.	0	0
16. Use land efficiently & minimise contamination.	The policy does not define what is meant by 'appropriate location' and there is potential that some will be in otherwise undeveloped locations. A greater number of visitors to these locations has the potential to increase contamination of land and water but proposals are required to respect and protect the natural environment.	+/-	+/-
17. Safeguard soil quality & quantity.	The policy does not define what is meant by 'appropriate location' and there is potential that some will be in otherwise undeveloped locations and greenfield sites. A greater number of visitors to these locations has the potential to negatively impact on soil quality and quantity.	-	-
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy does not define what is meant by 'appropriate location' and there is potential that some will be in otherwise undeveloped locations and greenfield sites. A greater number of visitors to these locations has the potential to negatively impact on	+/-	+/-

	biodiversity and ecosystems although the policy requires that proposals respect and protect the natural environment.		
19. Protect & enhance the landscape & geological heritage.	The policy does not define what is meant by 'appropriate location' and there is potential that some will be in otherwise undeveloped locations and greenfield sites. A greater number of visitors to these locations has the potential to negatively impact on the landscape and geological heritage, although the policy requires that proposals respect and protect the natural environment.	+/-	+/-
20. Encourage quality locally distinct design that complements the built heritage.	The policy requires that proposals respect and protect the built environment.	+	+
21. Protect, enhance & value the built heritage & historic environment.	The policy does not define what is meant by 'appropriate location' and there is potential that some will be in otherwise undeveloped locations and greenfield sites. A greater number of visitors to these locations has the potential to negatively impact on the historic environment. The policy requires that proposals respect and protect the built environment.	+/-	+/-

Summary

Support for the visitor economy and the location of appropriate development in sustainable locations can complement the SA Objectives of the plan, when implemented alongside other plan policies. The policy does require all developments to be located sustainably and respect and protect the natural and built 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.

SP 18 Non-Energy Minerals			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting	Is this policy compatible with the

		the SA Objective?	SA Objective?
1. Develop & maintain a balanced population structure.	The policy has no direct relationship to the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy has no direct relationship to the SA Objective.	0	0
3. Improve education opportunities to enhance the skills & knowledge base.	The policy has no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy has no direct relationship to the SA Objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	Without an adequate supply of minerals, it would be impossible to provide either general needs housing or affordable housing. By supporting appropriate minerals developments, this policy will help ensure that the resources are provided to meet house-building needs in the County and beyond.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Provision of minerals enables house building to meet current housing needs. In this way, minerals developments will contribute towards provision and perpetuation of safe, vibrant and cohesive communities, in particular with the use of planning obligations. There are, in turn, indirect links to maintenance and improvement to services and facilities that support, and are supported by, local communities.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship to the SA Objective.	0	0
8. Provide a range of good quality	Provision of minerals is needed to enable provision of appropriate new	++	++

employment opportunities accessible to all sections of the population.	employment buildings and sites and also provide a source of employment in themselves.		
9. Support a sustainable & diverse local economy	Provision of minerals creates employment opportunities and is needed to enable provision of appropriate new employment buildings and sites.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	A decision has been made not to safeguard the coal resource, as this is no longer a requirement of Welsh Government policy. It is not anticipated that there will be any working of coal in Pembrokeshire, either to provide fuel or to supply speciality markets during the Plan period. The winning and working of other minerals resources will not reduce Pembrokeshire's contribution to climate change, although having a local resource will reduce distance to development sites.	+/-	+/-
11. Maintain & improve air quality.	The winning and working of minerals resources is likely to impact air quality close to the point of extraction, although having a local resource will reduce distance to development sites and therefore reduce carbon emissions produced by heavy vehicles.	+/-	+/-
12. Minimise the generation of waste & pollution.	The policy has the potential to impact on pollution of water courses. The extent to which it will impact on this SA Objective will depend on the exact location and relationship with the watercourses.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy will support the objective through means such as supporting the re-use and recycling of minerals. It also allows for the winning of new resources.	+	+
14. Maintain & protect the quality of inland & coastal water.	The policy has the potential to impact on pollution of water courses. The extent to which it will impact on this SA Objective will depend on the exact location and relationship with the watercourses.	?	?

15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship to the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy has the potential to generate contamination of land and water courses. Other policies will need to be used to mitigate the impacts.	-	-
17. Safeguard soil quality & quantity.	Quarrying of minerals will result in the loss of soils. Minerals permissions almost invariably make provision for appropriate restoration and after-use. However, the quarrying activity, by its very nature, cannot safeguard soil quality or quantity. There is potential to store soil for eventual re-use at the restoration stage, but there will be a possibility of degradation during its interim storage.	--	--
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Quarrying of minerals will, by its very nature, have a detrimental impact on biodiversity and ecosystem resilience. However, restoration and after-use following the cessation of quarrying may provide biodiversity and ecosystem benefits. There are many examples of restored quarries that have high biodiversity value.	--	--
19. Protect & enhance the landscape & geological heritage.	Quarrying of minerals will, by its very nature, have a detrimental impact on landscape and geological heritage. However, restoration and after-use following cessation of quarrying may eventually produce landscapes that are valued. Quarrying can expose the geological sequence in a manner that is valued as an educational and learning opportunity.	- --	- -
20. Encourage quality locally distinct design that complements the built heritage.	The policy has no direct relationship to the SA Objective. However the policy could support the SA objective by encouraging the use of locally extracted materials for construction which would be in-keeping with the built heritage.	0	0

21. Protect, enhance & value the built heritage & historic environment.	The policy has no direct relationship to the SA Objective. Locally sourced materials could support this SA Objective.	0	0
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Summary

Minerals are needed by society to facilitate the construction of new homes in particular and new development in general. Hence, this policy, which supports the provision of minerals to meet the needs of the County, will confer various economic and social benefits. However, there are inevitable and potentially significant conflicts with various SA environmental objectives, although at restoration and after-use stage (once quarrying has ceased) biodiversity and educational benefits may arise. There are also many instances where this policy has no direct relationship to SA Objectives. The coal resource of the Plan area is no longer being safeguarded and coal working in Pembrokeshire is not anticipated during the Plan period.

Strategic Policy SP 19 – Welsh Language			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy will contribute to maintaining a balanced population structure by ensuring that certain employment and housing opportunities require language impact assessments in sensitive areas to help retain young Welsh speakers in the County.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy will will help to improve well-being through protection of the Welsh language in areas of sensitivity.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	The policy safeguards and supports retention of the Welsh language and this will include education.	+	+
4. Minimise the need to travel and encourage	This policy has no direct relationship with this objective but is compatible.		

sustainable modes of transport.		0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy seeks to ensure that Welsh language impacts where required mitigate any impact on the Welsh language speaking community of new development and is considered compatible with this objective.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy will support vibrant and cohesive Welsh speaking communities.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	There is a direct positive relationship between the policy and this objective. It seeks to ensure that Welsh speaking communities have opportunities to speak in their language of choice.	++	++
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship between the policy and this objective.	0	0
9. Support a sustainable & diverse local economy	The policy will support diversity through safeguarding, retention and enhancement of the Welsh language.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct relationship between the policy and this objective.	0	0
11. Maintain & improve air quality.	No direct relationship between the policy and this objective.	0	0
12. Minimise the generation of waste & pollution.	No direct relationship between the policy and this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0

15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective.	0	0
16. Use land efficiently & minimise contamination.	There is no direct relationship between the policy and this SA Objective.	0	0
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective but it could be compatible.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct relationship between the policy and this objective.	0	0
19. Protect & enhance the landscape & geological heritage.	There is no direct relationship between the policy and this objective.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between the policy and this objective but it is compatible.	0	0
21. Protect, enhance & value the built heritage & historic environment.	This policy along with policies on design should ensure the objective is met.	0	0

Summary

This policy will support the use of the Welsh language and cultural well-being of Welsh speaking communities within the plan area. Other policies of the LDP and national planning policy have a direct relationship with and will address objectives relating to soil, waste, reuse of materials and flooding etc.

Strategic Policy SP 20 – Transport Infrastructure and Accessibility

SA Objective	Commentary/ explanation	Does this policy contribute to meeting	Is this policy compatible with the
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		the SA Objective?	SA Objective?
1. Develop & maintain a balanced population structure.	The policy has no direct relationship to the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy supports improvements to transport infrastructure, particularly by sustainable means to services and facilities which would include healthcare and recreation.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	The policy has no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy will not, in itself, reduce the need to travel. However, some aspects of it encourage sustainable travel modes.	+/?	+/?
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy has no direct relationship to the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy will improve access to key services and facilities, to the benefit of local communities.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship to the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy supports improvements to the existing transport infrastructure to employment, particularly by sustainable means.	+	+
9. Support a sustainable & diverse local economy	This policy will facilitate improvements to transport infrastructure and accessibility, which in turn will support a sustainable and diverse economy, particularly where the transport	+	+

	improvements relate to sustainable travel modes.		
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Where the transport infrastructure and accessibility improvements deriving from this policy relate to sustainable travel modes, the requirements of this SA Objective will be met. However, not all such improvements will solely benefit sustainable travel modes.	?	?
11. Maintain & improve air quality.	Where the transport infrastructure and accessibility improvements relate to walking and cycling, and journeys using these travel modes replace ones previously made by vehicles burning fossil fuels, this SA objective will be met. However, some of the infrastructure and accessibility improvements will benefit travel using vehicles that burn fossil fuels and that will not help to maintain or improve air quality.	?	?
12. Minimise the generation of waste & pollution.	Where the transport infrastructure and accessibility improvements relate to walking and cycling, and journeys using these travel modes replace ones previously made by vehicles burning fossil fuels, this SA objective will be met – because pollution will be reduced. However, some of the infrastructure and accessibility improvements will benefit travel using vehicles that burn fossil fuels and that will not reduce pollution.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy has no direct relationship to the SA Objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	The policy has no direct relationship to the SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship to the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy has no direct relationship to the SA Objective.	0	0

17. Safeguard soil quality & quantity.	Transport infrastructure improvements and likely to result in the loss of soils, unless the works are entirely within the boundaries of existing highways. However, soils can be stripped and stored during works and then re-used as a component of finished schemes, although there is likely to be a reduction of quality involved in such operations. Impact on this SA Objective will depend on the amount of new infrastructure development.	-/?	-/?
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Transport infrastructure improvements relating to walking and cycling may confer biodiversity benefits that would not arise in relation to other travel modes. Linear routes of public rights of way and cycleways (and sometimes highways and railways also) may also provide linear alignments flanked by vegetation that can provide wildlife corridors. However, there is no guarantee that transport infrastructure schemes will invariably provide such benefits and in many cases, their construction will not bring biodiversity or ecosystem benefits.	?	?
19. Protect & enhance the landscape & geological heritage.	Transport infrastructure improvements will often have adverse landscape impacts and may also affect geological heritage. The scale of impacts will vary from scheme to scheme and will also be influenced by the quality of design of schemes in terms of fitting in with existing landscapes. Impact on this SA Objective will depend on the amount of new infrastructure development.	-/?	-/?
20. Encourage quality locally distinct design that complements the built heritage.	The policy will not, in itself, encourage locally distinct design to complement built heritage.	0	0
21. Protect, enhance & value the built heritage & historic environment.	Whether the requirements of the SA Objective are met will depend on the scale, nature, siting, alignment and design quality of individual schemes. Hence, it is difficult to be certain	?	?

	whether impacts will, overall, be positive or negative.		
Summary			
<p>The aspects of the policy relating to improvements to sustainable transport infrastructure and travel modes, in particular walking and cycling, are likely to support social, economic and environmental SA Objectives. Accessibility improvements generally are likely to bring social and economic benefits. However, some of the infrastructure improvements will benefit travel by vehicles. Where this is the case, negative social and environmental impacts may arise. There are also several instances where the policy has no direct relationship to a particular SA Objective, but in these cases they are still compatible.</p>			

Strategic Policy SP 21 – Waste Prevention and Management			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The policy has no direct relationship to the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Waste prevention and sustainable waste management will contribute to a clean and healthy environment.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	The policy has no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy has no direct relationship to the SA Objective.	0	0
5. Provide a range of high quality housing including affordable	The policy has no direct relationship to the SA Objective.	0	0

housing to meet local needs.			
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Waste prevention and sustainable waste management will help to improve community safety and ensure that suitable facilities are available for the management of waste.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship to the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy has no direct relationship to the SA Objective.	0	0
9. Support a sustainable & diverse local economy	Waste prevention and sustainable waste management complement local economic activity. Without these the economy, social fabric and environment of an area will be damaged.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Waste prevention and sustainable waste management confer environmental benefits, but a direct relationship to climate change reduction is more difficult to quantify.	?	?
11. Maintain & improve air quality.	Waste prevention and sustainable waste management will confer environmental benefits. However, some aspects of waste management may adversely affect air quality. Landfill sites generate methane gas and the amount of residual waste going to landfill has been reduced over recent years to meet EU requirements and lessen the generation of landfill gas. Some alternative means of dealing with residual waste, such as energy-from-waste plants, also generate emissions. It is hoped that this policy will improve the air quality position in Pembrokeshire but there is	?	?

	a degree of uncertainty over what may transpire.		
12. Minimise the generation of waste & pollution.	This policy seeks to achieve waste prevention and sustainable waste management.	++	++
13. Encourage the efficient production, use, reuse & recycling of resources.	One aspect of this policy relates to reuse and recycling, which are elements of the waste hierarchy and preferable to disposal of waste to land but not as good as preventing waste arising in the first place.	++	++
14. Maintain & protect the quality of inland & coastal water.	Landfill sites produce leachate, which can find its way into rivers, streams and groundwater. As this policy seeks waste prevention and, where that is not possible, its sustainable management, a long-term outcome could be reduced landfill. That, in turn, would stabilise or reduce the amount of leachate getting into watercourses and groundwater. The extent to which it will impact on this SA Objective will depend on how successful mitigation measures are.	?	?
15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship to the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	Waste prevention and sustainable waste management may contribute to reducing contamination.	+	+
17. Safeguard soil quality & quantity.	Waste prevention and sustainable waste management may have the effect of reducing the amount of waste going to landfill. This may bring some benefits by reducing the amount of soil lost because of landfill operations.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Waste prevention and sustainable waste management may have the effect of reducing the amount of waste going to landfill. This may bring some biodiversity benefits if it reduces the amount of land lost to landfill operations.	+	+
19. Protect & enhance the landscape & geological heritage.	Waste prevention and sustainable waste management may have the effect of reducing the amount of waste	+	+

	going to landfill. This, in turn, may bring some landscape benefits.		
20. Encourage quality locally distinct design that complements the built heritage.	The policy has no direct relationship to the SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	The policy has no direct relationship to the SA Objective.	0	0
<p>Summary</p> <p>Waste prevention and sustainable waste management has the potential to deliver many social, environmental and economic benefits. This is reflected in the assessment , which indicates various instances where the policy could support an SA Objective. Waste is a complex topic area and there are some cases where impacts are uncertain or where a mix of negative and positive outcomes may arise. There are also several instances where there is no direct relationship between the policy and an SA Objective, however they are compatible.</p>			

APPENDIX 5: Assessment of the General Policies

The 60 General Policies from the Deposit Plan are assessed against the SA Objectives (see tables below) Land allocations are assessed separately in Appendix 6

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.
?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.

General Policy GN 1 – General Development Policy			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy has no direct relationship to the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy will generally help to deliver this SA Objective by directing acceptable development to appropriate locations and in doing so protect the natural and built environment, with sustainable transport options. It also aims to reduce harmful impacts caused by flooding, pollution and waste.	++	++

3. Improve education opportunities to enhance the skills & knowledge base.	This policy has no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Criterion 6 of GN 1 requires development to take place in an accessible location, to incorporate sustainable transport and accessibility principles and to take account of highway safety and traffic levels.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	Any new housing will be subject to the requirements of this policy which will help to achieve the high quality required by the SA Objective.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Several aspects of this policy will help to deliver this SA Objective. In particular, criterion 6 requires development to be in accessible locations. Criterion 7 requires development proposals to provide necessary and appropriate service infrastructure, access and parking provision. Criterion 8 guards against flood risk and criterion 12 restricts coalescence and ribbon development which will help to maintain cohesive and safe communities.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	Criterion 1 of GN 1 requires development to be compatible the capacity and character of the site and the area within which it is located. Welsh language and culture are important elements of the latter.	++	++
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Criterion 6 of the policy requires new developments to be in a sustainable location, in proximity to home and employment it will improve accessibility to employment.	+	+
9. Support a sustainable & diverse local economy.	The policy encourages sustainable development in accessible locations with the necessary infrastructure to support it. It also protects the natural and built environment and safeguards against negative aspects such as	++	++

	flooding and pollution. All of this is required to support a sustainable and diverse economy.		
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy encourages sustainable development in accessible locations with the necessary infrastructure to support it. It also protects the natural and built environment and safeguards against negative aspects such as flooding and pollution. These requirements will help to achieve this SA Objective.	+	+
11. Maintain & improve air quality.	Criterion 2 of GN 1 specifically refers to air quality, in the context of ensuring development does not have a detrimental impact on local amenity.	++	++
12. Minimise the generation of waste & pollution.	The policy encourages sustainable development in accessible locations. Criterion 2 protects against pollutants; criterion 9 protects water quality; Criterion 10 controls light pollution; and Criterion 11 minimises the generation of waste.	++	++
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy requires that proposals minimise waste generation and manages any waste generated.	+	+
14. Maintain & protect the quality of inland & coastal water.	Criterion 9 of the policy specifically refers to the requirement for development to avoid significant adverse impacts on water quality.	++	++
15. Reduce the impact of flooding & sea level rise.	Criterion 8 of GN 1 refers to the need for development to avoid unacceptable harm to health and safety, including through flood risk.	++	++
16. Use land efficiently & minimise contamination.	This policy strongly supports efficient use of land through the careful siting and scale of any new development. The policy also ensures that development does not cause or result in unacceptable harm to health and safety through contamination.	++	++

17. Safeguard soil quality & quantity.	The policy encourages the protection of the environment including soils (criterion 4), providing long term benefits.				++	++
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Criterion 5 of GN 1 refers to the need for development to respect and protect the natural environment, including protected sites, habitats and species.				++	++
19. Protect & enhance the landscape & geological heritage.	Criterion 3 of GN 1 refers to the need for development to avoid significant adverse impacts on landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park and neighbouring authorities. It also requires proposals to respect and protect the natural environment, including protected sites.				++	++
20. Encourage quality locally distinct design that complements the built heritage.	Criterion 1 of GN 1 refers to the need for the nature, location, siting and scale of development to be compatible with the capacity and character of the site and the area within which it is located.				++	++
21. Protect, enhance & value the built heritage & historic environment.	Criterion 1 of GN 1 refers to the need for the nature, location, siting and scale of development to be compatible with the capacity and character of the site and the area within which it is located. Criterion 5 requires proposals to respect and protect against harmful impacts to protected sites.				++	++
Summary	14	4	2 No relationship	0 +/-	0	0
<p>GN 1 is a wide-ranging policy that will contribute positively towards the delivery of almost all of the SA Objectives for the Plan. Other LDP policies used in combination with this policy will support the remaining SA Objectives. The policy when used with other Plan policies will ensure that development will provide both short and long term positive social, economic and environmental benefits. The reasoned justifications expand further on the policy to ensure the whole range of potential impacts can be addressed.</p>						

General Policy GN 2 – Sustainable Design

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.	These policies have no direct relationship to the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy generally seeks to achieve good quality, sustainable development, suitable for all, is climate-responsive and is properly served by the appropriate infrastructure and services, including green space and sustainable transport.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	These policies have no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Criterion 6 of GN 2 refers to the need for development to create an inclusive and accessible environment for users that addresses community safety and encourages walking and cycling. Criterion 7 of GN 2 refers to the need for development to provide a good quality, vibrant public realm that integrates well with adjoining streets and spaces.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy requires good design with local distinctiveness which is appropriate in terms of local character. This will help to achieve this SA Objective.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The policy generally seeks to achieve good quality, sustainable development, suitable for all, is climate-responsive and is properly served by the appropriate infrastructure and services, including green space and sustainable transport.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	The policy requires that development is appropriate to the local character in terms of scale which is an important consideration in Welsh-language sensitive locations.	+	+
8. Provide a range of good quality	The policy has no influence on the type of employment generated but requires that all	+	+

employment opportunities accessible to all sections of the population.	development creates an inclusive and accessible environment. It therefore contributes in part to this SA Objective.		
9. Support a sustainable & diverse local economy	The policy generally seeks to achieve good quality, sustainable development, suitable for all, is climate-responsive and is properly served by the appropriate infrastructure and services, including green space and sustainable transport	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy generally seeks to achieve good quality, sustainable development, suitable for all, is climate-responsive and is properly served by the appropriate infrastructure and services, including green space and sustainable transport	++	++
11. Maintain & improve air quality.	The policy has several requirements that are intended to reduce the need to travel, make provision for ultra-low emission vehicle charging points and create outdoor space. All of these aspects will assist to achieve this SA Objective.	+	+
12. Minimise the generation of waste & pollution.	The policy requires that development are resource efficient and also use SuDS which will help to reduction pollution in inland and coastal waters. It also encourages sustainable transport options and makes provision for ultra-low vehicle charging points which will all contribute towards this SA Objective.	++	++
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy requires resource efficient design.	+	+
14. Maintain & protect the quality of inland & coastal water.	GN 2, criterion 3, refers to water conservation and the use of sustainable drainage systems (SuDS).	++	++
15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship with this SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy requires new development to be resource efficient, and to make use of SuDS which will help to reduce contamination of inland and coastal waters.	+	+

17. Safeguard soil quality & quantity.	There is no direct relationship between GN 2 and this SA objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy requires the use of SuDS and water conservation and also well-designed outdoor space with good linkages to green infrastructure. These will help to achieve this SA Objective.	+	+
19. Protect & enhance the landscape & geological heritage.	Criterion 2 of GN 2 requires new development to be appropriate to the landscape.	+	+
20. Encourage quality locally distinct design that complements the built heritage.	The policy specifically refers to the need for new development to pay due regard to local distinctiveness and contribute positively to the local context. It must also be appropriate to the local character and townscape, provide a good quality public realm that integrates well with adjoining streets and spaces and contributes to well-designed outdoor space.	++	++
21. Protect, enhance & value the built heritage & historic environment.	The policy specifically refers to the need for new development to pay due regard to local distinctiveness and contribute positively to the local context. It must also be appropriate to the local character and townscape, provide a good quality public realm that integrates well with adjoining streets and spaces and contributes to well-designed outdoor space.	++	++

Summary	9	8	4 No relationship	0 +/-	0	0	0
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GN 2 looks at the many different aspects of sustainable design. It contributes directly to the delivery of most of the SA Objectives. There is no direct relationship to some of the SA Objectives, but other Plan policies may help to deliver these, and they are still compatible. The impacts of the policy will be positive and apparent in the both the short and long term. The policy will also provide cumulative benefits to the natural and built environment in the Plan area.

General Policy GN 3 – Infrastructure and New Development			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?

1. Develop & maintain a balanced population structure.	The policy has no direct relationship with the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Contributions arising from new development will help to deliver some aspects of this SA Objective – for instance recreational and amenity open space, community and cultural facilities and biodiversity improvements and water, waste water treatment and sewerage infrastructure.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	Contributions arising from new development will help to deliver education-related benefits.	++	++
4. Minimise the need to travel and encourage sustainable modes of transport.	Contributions arising from new development may be used to deliver sustainable transport facilities.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	Contributions arising from new market housing developments will be used to deliver affordable housing. Where housing development is proposed, contributions will be prioritised in favour of affordable housing unless there is an overwhelming need for their use for another purpose.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Contributions arising from new development will help to deliver a wide range of key services and facilities.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	Contributions arising from new development may deliver education-related improvements and community and cultural facilities, some of which are likely to have Welsh language aspects to them.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy has no direct relationship with the SA Objective.	0	0
9. Support a sustainable & diverse local economy	A sustainable and diverse economy needs to be supported by good infrastructure, facilities and services. The policy will directly meet the requirements of this SA Objective.	++	++

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Contributions arising from new development will support sustainable transport facilities and renewable and low carbon energy schemes, both of which will help to meet this SA Objective.	+	+
11. Maintain & improve air quality.	Contributions arising from new development will support sustainable transport facilities and renewable and low carbon energy schemes, both of which will help to meet this SA Objective.	+	+
12. Minimise the generation of waste & pollution.	Contributions arising from new development may deliver some aspects of this SA Objective – in particular those directed towards waste management and water, waste water treatment and sewerage infrastructure.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	Contributions arising from new development may deliver some aspects of this SA Objective – in particular those directed towards waste management.	+	+
14. Maintain & protect the quality of inland & coastal water.	Contributions arising from new development may deliver some aspects of this SA Objective – for instance green infrastructure and biodiversity improvements that may benefit the wider water environment. Criterion 11 in the policy refers specifically to water, waste water treatment and sewerage infrastructure.	+	+
15. Reduce the impact of flooding & sea level rise.	Contributions arising from new development may deliver some aspects of this SA Objective – for instance green infrastructure that may assist with natural flood management.	+	+
16. Use land efficiently & minimise contamination.	Contributions arising from new development will help to ensure that water, waste water treatment and sewerage infrastructure is properly managed thus helping to achieve this SA Objective.	+	+
17. Safeguard soil quality & quantity.	There is no direct link with the policy and this SA Objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Contributions arising from new development may deliver some aspects of this SA Objective – for instance green infrastructure and biodiversity improvements that will support valued ecosystems.	+	+

19. Protect & enhance the landscape & geological heritage.	The policy has no direct relationship with the SA Objective.				0	0
20. Encourage quality locally distinct design that complements the built heritage.	The policy has no direct relationship with the SA Objective.				0	0
21. Protect, enhance & value the built heritage & historic environment.	The policy has no direct relationship with the SA Objective.				0	0
Summary	4	10	6 No relationship	0 +/-	0	0
<p>The policy and the SA objectives generally have a positive relationship. In one case, that of provision of affordable housing, that relationship is judged to be very strongly positive, because contributions towards such provision are prioritised by the policy. In other instances, new development will be found to place additional demands on infrastructure and services and therefore developers will be expected to make contributions. These contributions will impact positively on both communities and the environment.</p>						

General Policy GN 4 – Resource Efficiency and Renewable and Low-carbon Energy Proposals			
General Policy GN 5 – Renewable Energy – target and allocations			
Allocations are appraised separately.			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The policy has no direct relationship to the SA Objective, although they are compatible.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy is generally supportive of renewable energy proposals (excepting wind turbine proposals of 25MW plus), subject to them not causing significant environment or landscape impacts, either individually or cumulatively. Renewable energy is zero-carbon technology and thus will bring human health benefits and support a clean and healthy environment. However, there are some instances where individuals are adversely affected by wind turbine installations, so the benefits are not	+	+

	exclusively positive but it is considered that there is an overall positive relationship with this SA Objective.		
3. Improve education opportunities to enhance the skills & knowledge base.	The policy has no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy has no direct relationship to the SA Objective however by incorporating renewable technologies into new developments, sustainable modes of transport may be supported.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	Future housing developments should be resource efficient (energy and water) and be of good design. This benefits the environment in the long term and the community by reducing long term costs and meeting local needs. By promoting resource efficiency this policy should result in housing which is less costly to run and maintain.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	New development is required to minimise resource demand which will help to sustain safe and vibrant communities. Renewable energy projects can be developed and run on a community basis and in these instances community benefits are likely to be conferred. However, only a modest proportion of the total schemes will fall within this category.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship to the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Such projects can confer employment benefits to urban and rural areas but there is no direct relationship with this SA Objective	0	0
9. Support a sustainable & diverse local economy	The requirement for development proposals to minimise resource demand, improve resource efficiency and use renewable energy where possible will assist significantly in sustaining the local economy. The policy supports many types of renewable energy project, subject to some provisos. Such projects can help support a sustainable and diverse local economy.	++	++

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The requirement for development proposals to minimise resource demand, improve resource efficiency and use renewable energy where possible will assist significantly in meeting this SA Objective. The policy supports many types of renewable energy project, subject to some provisos. Such projects are carbon neutral and can therefore help prepare for and reduce the impact of climate change.	++	++
11. Maintain & improve air quality.	The policy encourages new development to be powered by energy from renewable sources. This supports this SA Objective. It is noted that some projects could impact air quality, for example wood burning/biomass systems, although the overall impact will be positive.	++	++
12. Minimise the generation of waste & pollution.	The policy directly supports this SA Objective requiring new development to be resource efficient and use power from renewable sources.	++	++
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy directly supports this SA Objective requiring new development to be resource efficient and use power from renewable sources.	++	++
14. Maintain & protect the quality of inland & coastal water.	Uncertain relationship between the policy and this SA Objective. The location of some developments may negatively impact on water quality through contamination, increased surface water run-off and disposal of waste water.	?	?
15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship to the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy has no direct relationship with this SA Objective.	0	0
17. Safeguard soil quality & quantity.	These policies have no direct relationship to the SA Objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy encourages new development to be sustainable in terms of resources and energy use. It also supports many types of renewable energy project, subject to some provisos. Renewable energy projects make use of natural resources and are non-polluting in their	+	+

	operational state. In that sense, they are likely to help maintain biodiversity and to support ecosystems. However, some types of renewable energy technology may produce negative impacts – for instance, wind turbines blades may injure and / or kill bats and birds. Hence, the picture is not entirely clear-cut and will vary between different renewable energy technologies. It is considered that the policy will have an overall positive relationship with this SA Objective.							
19. Protect & enhance the landscape & geological heritage.	These policies support many types of renewable energy project, subject to some provisos. However, some types of project may have potential to create significant individual and / or cumulative impacts, particularly wind turbines and solar arrays. The significance of the impacts will be highly varied and will be influenced by the type and scale of the technology and its proximity to other similar installations.	-	-					
20. Encourage quality locally distinct design that complements the built heritage.	These policies have no direct relationship to the SA Objective.	0	0					
21. Protect, enhance & value the built heritage & historic environment.	Some renewable energy projects have potential to create significant individual and/or cumulative impacts, particularly wind turbines and solar arrays. The significance of the impacts will be highly varied and will be influenced by the type and scale of the technology and its proximity to other similar installations, but have potential to negatively impact built heritage and the historic environment.	-	-					
Summary (No relationship)		5	4	9 No relationship	0 +/-	1	2	0
<p>Policy GN 4 encourages new development to be resource efficient and use power from renewable sources which supports those SA Objectives intended to support sustainability. It is broadly supportive of renewable energy proposals, excepting large-scale wind turbine proposals and subject to provisos on individual and cumulative landscape and environmental impacts. Renewable energy technologies are also carbon neutral. As such, the policy supports many of the economic, environmental and social SA Objectives. However, there are a few of the SA Objectives where the impacts of renewable energy technologies are uncertain and / or mix positive and negative impacts. Also, a few of the SA Objectives do not directly relate to the policy.</p>								

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General Policy GN 6 – Development Proposals in Pre-Assessed Areas for Wind Energy (as set out in Future Wales)

SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy has no direct relationship with this SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The overall impact of the policy on this SA Objective is uncertain. Large-scale wind energy developments have the potential to create clean and healthy environment and overall use of renewable energy should have a positive impact on human health and well-being. Wind energy developments are known to have some negative impacts on human health.	?	?
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between the policy and this SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	There is no direct relationship between the policy and this SA Objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	There is no direct relationship between the policy and this SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	There are potentially positive and negative impacts of large-scale wind-farms on communities. The overall impact will depend on the number, scale and location of the wind-farm developments.	+/-	+/-
7. Protect & enhance the role of the Welsh Language & culture.	There is no direct relationship between the policy and this SA Objective.	0	0

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	There is no direct relationship between the policy and this SA Objective.	0	0
9. Support a sustainable & diverse local economy	Large-scale wind farms have potential to increase the sustainability and diversity of the local economy. There is potential for the safeguarding of land to prejudice other developments which would meet this SA Objective coming forward.	+/-	+/-
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Large-scale wind farms have the potential to reduce overall reliance on fossil fuels and thereby reducing Pembrokeshire's contribution to climate change. The outcome will depend on whether any proposals come forward.	?	?
11. Maintain & improve air quality.	Large-scale wind farms have the potential to reduce overall reliance on fossil fuels and thereby improving overall air quality. The outcome will depend on whether any proposals come forward.	?	?
12. Minimise the generation of waste & pollution.	Large-scale wind farms have the potential to reduce overall reliance on fossil fuels and thereby reducing air pollution. The outcome will depend on whether any proposals come forward.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	There is no direct relationship between the policy and this SA Objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	There is no direct relationship between the policy and this SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between the policy and this SA Objective.	0	0
16. Use land efficiently & minimise contamination.	There is potential that land will be safeguarded for large-scale wind energy developments which fail to come forward, resulting in the inefficient use of land. The overall relationship of the policy on this SA Objective is therefore unknown.	?	?

17. Safeguard soil quality & quantity.	There is no direct relationship between the policy and this SA Objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	There is no direct relationship between the policy and this SA Objective.	0	0
19. Protect & enhance the landscape & geological heritage.	Large-scale wind farms have significant potential to cause harm to the landscape. Their location may also impact on geological heritage. The overall impact will depend on the number, scale and location of the wind-farm developments.	?/--	?/--
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between the policy and this SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	It is likely that large scale wind farms will be located in remote and undeveloped locations which will mitigate their impact on built heritage, although there could be some negative effect. The location of any developments may impact the historic environment.	-/?	-/?
Summary (No relationship)		0	0
		12 No relationship	2 +/-
		5	1
		1	1
<p>This is a policy to safeguard land with an unknown outcome of whether any development of large-scale wind farms will come to fruition. For this reason the appraisal of the policy against the sustainability objectives is largely unknown. Should a development come forward, the scale will almost certainly have negative impacts on the landscape, with potential for negative impacts on the built, geological and historic environment. Any benefits arising from the development will be in the form improving air quality, sustainable development and mitigating against the causes of climate change.</p>			

General Policy GN 7 – Cawdor Barracks including the former Brawdy Airfield			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The policy has no direct relationship with the SA Objective.	0	0

<p>2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.</p>	<p>The policy has no direct relationship with the SA Objective.</p>	<p>0</p>	<p>0</p>
<p>3. Improve education opportunities to enhance the skills & knowledge base.</p>	<p>The policy has no direct relationship with the SA Objective.</p>	<p>0</p>	<p>0</p>
<p>4. Minimise the need to travel and encourage sustainable modes of transport.</p>	<p>The policy allows for consideration of a range of new development, including housing and employment uses with community facilities, open space etc. The extent to which the need to travel is minimised will depend on the types of development coming forward and the relationship between the housing, employment and community facility uses. The site is, however, close to an existing bus route between Haverfordwest and St Davids and this will allow encouragement of sustainable transport options.</p>	<p>?/+</p>	<p>?/+</p>
<p>5. Provide a range of high quality housing including affordable housing to meet local needs.</p>	<p>On a part of the site, release of existing MOD housing to the market and small-scale new-build residential development to supplement existing MOD housing will be accepted. The policy also allows for new, small-scale residential development with the possibility of involving housing associations and community and land trusts. A proportion of any housing provided will include affordable housing provision.</p>	<p>+</p>	<p>+</p>
<p>6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.</p>	<p>The proposals set out the way in which this site might be re-used when no longer required for MOD purposes. This includes a potential mix of housing, employment and community facility uses.</p>	<p>+</p>	<p>+</p>
<p>7. Protect & enhance the role of the Welsh Language & culture.</p>	<p>The site is situated within the defined Welsh language-sensitive area. It provides for a range of development opportunities, including housing, affordable housing and employment all of which may help to protect</p>	<p>+</p>	<p>+</p>

	the Welsh language within the local community.		
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	On part of the site, small-scale employment proposals will be accepted.	+	+
9. Support a sustainable & diverse local economy	The proposals for the future use of the site are varied and differ between the various parts of the site. On some or all parts of the site, the proposals would support agriculture, renewable energy generation, low impact activity and conservation based tourism activities and small-scale employment activities,	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Environmental stewardship of land not in active agricultural use and provision of renewable energy installations on certain parts of the site form part of the proposals and may make a contribution to reduction of Pembrokeshire's contribution to climate change.	+	+
11. Maintain & improve air quality.	The renewable energy provisions within the policy may make a positive contribution to maintaining and improving air quality, by providing alternatives to use of fossil fuels to provide energy and thus reducing air pollution associated with carbon-intensive energy production.	+	+
12. Minimise the generation of waste & pollution.	The policy has no direct relationship with the SA objective, although indirectly the renewable energy aspects of the proposals may help reduce the reliance on carbon-intensive energy sources.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy puts forward a range of possible re-use proposals giving the greatest scope for re-use of a site that may no longer be needed for military purposes in the future.	++	++
14. Maintain & protect the quality of inland & coastal water.	The policy has no direct relationship with the SA objective.	0	0
15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship with the SA objective.	0	0

16. Use land efficiently & minimise contamination.	The policy puts forward a range of possible re-use proposals for a site that may no longer be needed for military purposes in the future giving the great scope for using land efficiently. Redevelopment of the site will also require mitigation of any existing contamination.	+	+
17. Safeguard soil quality & quantity.	Agricultural use and environmental stewardship will be appropriate for some parts of this large and complex site. That may help to safeguard soil quality and quantity on some parts of the site. Re-use of previously developed land for new developments will help safeguard soil by reducing the use of greenfield sites.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Agricultural use and environmental stewardship will be appropriate for some parts of this large and complex site. Benefits for biodiversity and for ecosystem resilience may arise from that.	+	+
19. Protect & enhance the landscape & geological heritage.	This is a large and complex site with a range of activities already taking place and the prospect of significant changes to these in future years. The extent to which the policy fulfils this SA Objective will depend on the nature, scale and type of development coming forward.	?	?
20. Encourage quality locally distinct design that complements the built heritage.	The policy allows for a wide range of development, but will rely on the requirements of other policies to ensure that they are appropriately designed.	0	0
21. Protect, enhance & value the built heritage & historic environment.	The policy has no direct relationship with the SA Objective. Other plan policies will address this SA objective and ensure that future development on the site is satisfactory in design terms and complements the built heritage and historic environment.	0	0

Summary	1	11	8 No relationship	0 +/-	1	0	0
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The policy allows for a wide range of development which will make use of land which has previously been development. There is potential for it to provide housing, employment and community facilities and it is also served by public transport. It therefore scores positively on SA Objectives relating to social and economic benefits. The potential range of development also means that impacts of the site on the landscape are unknown. Overall it is considered that it will have a positive relationship with this SA Objective.

General Policy GN 8 – Employment Proposals			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy will help to provide employment opportunities in the Plan area, which contribute to the maintenance of a balanced population structure	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy may help deliver new employment opportunities. Being able to secure employment may have a positive impact on well-being.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	New employment opportunities may provide linked opportunities for skills training, so there could be an indirect link between this suite of policies and this SA objective.	?/+	?/+
4. Minimise the need to travel and encourage sustainable modes of transport.	Provision of new employment opportunities in sustainable locations linked to settlements will help to deliver this SA Objective.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	There is no direct relationship between this suite of policies and the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The policy allows for employment proposals to be considered within and adjacent to settlement boundaries which will help to ensure that communities remain vibrant and cohesive.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	The policy allows for employment proposals to be considered within and adjacent to settlement boundaries, including within the Welsh language-sensitive areas. It may therefore help to sustain the Welsh language in those communities.	?/+	?/+
8. Provide a range of good quality employment	The policy relates directly to the SA Objective. The policies provide opportunities for new employment developments to come	++	++

opportunities accessible to all sections of the population.	forward. It prioritises the most sustainable locations for development, thereby fulfilling this SA Objective.		
9. Support a sustainable & diverse local economy	The policy provides opportunities for new employment sites to come forward. The new employment allocations are provided at a range of sites across the Plan area, having due regard to locational sustainability.	++	++
10. Prepare for & reduce the impact of Pembroke's contribution to climate change.	There is no direct relationship between this suite of policies and the SA Objective. However, by directing new employment developments to sustainable sites with good accessibility by a range of different travel modes, the policies may indirectly influence the SA Objective.	+	+
11. Maintain & improve air quality.	There is some uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective and will depend on the type of proposals coming forward. While in the past industrial proposals have been associated with reduced air quality, modern regulation means that this is no longer an inevitable consequence. However, the relevant Policies for this topic area in the Plan will address this SA Objective.	?	?
12. Minimise the generation of waste & pollution.	There is some uncertainty over whether this policy will provide positive or negative outcomes in the context of this SA Objective and will depend on the type of proposals coming forward.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	There is some uncertainty whether this policy will provide positive or negative outcomes in the context of this SA Objective and will depend on the type of proposals coming forward.	?	?
14. Maintain & protect the quality of inland & coastal water.	There is some uncertainty whether this policy will provide positive or negative outcomes in the context of this SA Objective and will depend on the type and location of proposals coming forward.	?	?
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between the policy and the SA Objective.	0	0

16. Use land efficiently & minimise contamination.	The policy directs new development to locations within or adjacent to settlement boundaries which will help to maximise opportunities to re-use land and buildings. In the countryside conversion or change of use of buildings is supported.	+	+					
17. Safeguard soil quality & quantity.	The policy directs new development to locations within or adjacent to settlement boundaries which will help to maximise opportunities to re-use land and buildings and mitigate against the use of greenfield sites. In the countryside conversion or change of use of buildings is supported.	+	+					
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy directs new development to locations within or adjacent to settlement boundaries which will help to maximise opportunities to re-use land and buildings and mitigate against the use of greenfield sites. In the countryside conversion or change of use of buildings is supported. This may help to meet this SA Objective but the outcome will depend on the exact proposals coming forward.	+/?	+/?					
19. Protect & enhance the landscape & geological heritage.	The policy directs new development to locations within or adjacent to settlement boundaries which will help to maximise opportunities to re-use land and buildings and mitigate against the use of greenfield sites. In the countryside conversion or change of use of buildings is supported. These requirements will help to meet this SA Objective.	+	+					
20. Encourage quality locally distinct design that complements the built heritage.	The is no direct relationship between the policy and the SA Objective.	0	0					
21. Protect, enhance & value the built heritage & historic environment.	The is no direct relationship between this policy and this SA Objective.	0	0					
Summary		3	10	4 No relationship	0 +/-	4	0	0
<p>This policy will permit new employment proposals at appropriate locations. In the context of the SA Objectives, it scores highly in relation to future provision of employment opportunities and support for the economy – SA Objectives 8 and 9. Positive outcomes are anticipated with regard to several other SA Objectives. A small number of the SA Objectives either did not directly relate to the policies or alternatively might relate to them, but in ways that could be either positive or negative. The outcome on several Objectives will be dependent on how</p>								

new employment proposals are implemented in the future, some elements of which may be controlled through the planning system.

General Policy GN 9 – Employment Allocations

The site allocations are assessed separately.

General Policy GN 10 – Mixed Use Allocations

The site allocations are assessed separately.

SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The policy has just two allocations but in conjunction with other policies will add to the supply of employment and residential land available and support this SA Objective.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy may help to deliver new housing and employment opportunities. Good quality housing and being able to secure employment may have a positive impact on well-being.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	New employment opportunities may provide linked opportunities for skills training, so there could be an indirect link between this suite of policies and this SA objective.	?/+	?/+
4. Minimise the need to travel and encourage sustainable modes of transport.	The allocations are within the settlement boundaries of Haverfordwest and Pembroke where accessibility by public transport greatest.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy allows for development of housing within these mixed sites helping to contribute towards this SA Objective.	+	+
6. Build safe, vibrant & cohesive communities which have improved	The policy allows for residential and employment proposals to be in sustainable locations which will help to ensure that communities remain vibrant and cohesive.	++	++

access to key services and facilities.			
7. Protect & enhance the role of the Welsh Language & culture.	The allocations are outside of the Welsh language-sensitive area and are unlikely to have any relationship with this SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy relates directly to the SA Objective. The policies provide opportunities for new employment developments to come forward. The allocations are located in Haverfordwest and Pembroke providing best opportunities to make use of public transport.	+	+
9. Support a sustainable & diverse local economy	The policy provides opportunities for new employment sites to come forward. The allocations are located in Haverfordwest and Pembroke providing best opportunities to make use of public transport. The mixed use allocations will also provide opportunities to facilitate home working or working on a site close to home.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	There is no direct relationship between this suite of policies and the SA Objective. However, by directing new employment developments to sustainable sites with good accessibility, as these allocations are, by a range of different travel modes, the policies may indirectly influence the SA Objective.	+	+
11. Maintain & improve air quality.	There is some uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective and will depend on the type of proposals coming forward. While in the past industrial proposals have been associated with reduced air quality, modern regulation means that this is no longer an inevitable consequence.	?	?
12. Minimise the generation of waste & pollution.	There is some uncertainty whether this policy will provide positive or negative outcomes in the context of this SA Objective and will depend on the type of proposals coming forward.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	There is some uncertainty whether this policy will provide positive or negative outcomes in the context of this SA Objective and will depend on the type of proposals coming forward.	?	?
14. Maintain & protect the quality of inland & coastal water.	There is some uncertainty whether this policy will provide positive or negative outcomes in the context of this SA Objective and will depend on	?	?

	the type and location of proposals coming forward.		
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between the policy and the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The land allocated in this policy is brownfield land within settlement boundaries which will help to maximise opportunities to re-use land and buildings.	+	+
17. Safeguard soil quality & quantity.	The land allocated in this policy is brownfield land within settlement boundaries which will help to maximise opportunities to re-use land and buildings.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The land allocated in this policy is brownfield land within settlement boundaries which will help to maximise opportunities to re-use land and buildings.	+/?	+/?
19. Protect & enhance the landscape & geological heritage.	The land allocated in this policy is brownfield land within settlement boundaries which will help to maximise opportunities to re-use land and buildings.	+	+
20. Encourage quality locally distinct design that complements the built heritage.	Whilst the policy allocates land for new development and the sites are located within settlement boundaries, it relies on other policies in the Plan to ensure appropriate design.	0	0
21. Protect, enhance & value the built heritage & historic environment.	Whilst the policy allocates land for new development and the sites are located within settlement boundaries, it relies on other policies in the Plan to ensure appropriate design.	0	0

Summary	2	11	4 No relationship	0 +/-	4	0	0
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The policy scores positively against many of the SA Objectives relating to sustainable development and economic and social benefits. The location of the sites within Settlement Boundaries helps to achieve good accessible and also reduce the potential impact on the landscape, soil etc. The mixing is employment and residential uses also helps to increase sustainability through the potential for live-work accommodation and living in close proximity to employment, thereby reducing the need to travel. The effect is limited by the small number of sites being allocated. The relationship on some of the Objectives will depend on the type of development coming forward and use of other policies in the Plan will be required to ensure that design is appropriate for the location and does not harm sensitive built heritage and the historic environment. Overall the policy has a generally positive association with the SA Objective.

GN 11 Protection of Employment Sites and Buildings

SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The policy protects against loss of land for employment purposes which may help to ensure new employment opportunities are created.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy may help to deliver new employment opportunities. Being able to secure employment may have a positive impact on well-being.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	New employment opportunities may provide linked opportunities for skills training, so there could be an indirect link between the policy and this SA objective.	?/+	?/+
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy safeguards existing employment land, regardless of its location. The extent to which it meets this SA Objective will depend on the location of individual proposals and is therefore unknown.	?	?
5. Provide a range of high quality housing including affordable housing to meet local needs.	The intention of the policy is to safeguard employment land. Re-use of sites is permitted in certain instances but the extent to which any are used for housing development will depend on individual proposals. The association between the Policy and SA Objective is therefore unknown.	?	?
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Employment is a key element of vibrant communities. The policy protects against loss of existing employment land and buildings and therefore will help to contribute towards this SA Objective.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	The policy safeguards existing employment land, some of which will be in Welsh language-sensitive areas. The extent to which it meets this SA Objective will depend on the location of individual proposals and is therefore unknown.	?	?
8. Provide a range of good quality	The policy protects against loss of land currently used for employment purposes which	++	++

employment opportunities accessible to all sections of the population.	may help to maximise opportunities for new employment uses to come forward across a wide range of locations.		
9. Support a sustainable & diverse local economy	The policy will help to maximise opportunities for employment development by safeguarding existing employment land. It does so, however regardless of its location which will not always meet sustainability objectives.	+/-	+/-
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	There is no direct relationship between this policy and the SA Objective.	0	0
11. Maintain & improve air quality.	There is no direct relationship between this policy and the SA Objective.	0	0
12. Minimise the generation of waste & pollution.	There is no direct relationship between this policy and the SA Objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	Safeguarding existing employment sites for re-use will directly fulfil this SA Objective.	++	++
14. Maintain & protect the quality of inland & coastal water.	There is some uncertainty whether this policy will provide positive or negative outcomes in the context of this SA Objective and will depend on the type and location of proposals coming forward.	?	?
15. Reduce the impact of flooding & sea level rise.	Some existing employment sites are in flood risk locations. Their re-use for less vulnerable uses may help with reducing risk but the extent to which this may occur will depend on the individual proposals coming forward. The re-use of such sites will not reduce overall risk to property.	?/-	?/-
16. Use land efficiently & minimise contamination.	The policy encourages the re-use of land and buildings for employment uses which have greatest potential for causing contamination. It will therefore help to contain contamination within existing brownfield sites and may also help to reduce contamination through redevelopment opportunities.	++	++
17. Safeguard soil quality & quantity.	The policy encourages the re-use of land and buildings for employment uses therefore maximising the opportunity to re use brownfield	+	+

	sites and reducing the need to develop greenfield sites which will help to meet this SA Objective.		
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy encourages the re-use of land and buildings for employment uses therefore maximising the opportunity to re use brownfield sites and reducing the need to develop greenfield sites which will help to meet this SA Objective.	+	+
19. Protect & enhance the landscape & geological heritage.	The policy encourages the re-use of land and buildings for employment uses therefore maximising the opportunity to re use brownfield sites and reducing the need to develop greenfield site which will help to meet this SA Objective.	+	+
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between the policy and this SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between the policy and this SA Objective.	0	0
Summary		3	7
		6 No relationship	1 +/-
		4	1
		0	0
<p>The policy has a positive relationship with the SA Objectives linked to economic vibrancy and social well-being. It also scores well on the Objectives which are intended to protect the landscape, soil and biodiversity. As it is retaining the status quo in terms of location, it is unlikely to improve sustainability through reducing the need to travel, nor reduce flood risk. Whilst makes an important contribution towards many of the Objectives, there are unknown or negatives associations.</p>			

GN 12 Extensions to Employment Sites			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The policy will allow for growth of established businesses without the need to relocate in certain circumstances which will help to contribute towards this SA Objective.	+	+
2. Promote & improve human health & well-	The policy will allow for growth of established businesses without the need to relocate in	+	+

being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	certain circumstances. It will help to retain employment in locations that may depend on close proximity with the local community and help to contribute towards this SA Objective.		
3. Improve education opportunities to enhance the skills & knowledge base.	New employment opportunities may provide linked opportunities for skills training, so there could be an indirect link between the policy and this SA objective.	?/+	?/+
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy allows for expansion of businesses, irrespective of location which is unlikely to improve overall accessibility by sustainable transport means.	--	--
5. Provide a range of high quality housing including affordable housing to meet local needs.	There is no direct relationship between the policy and this SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The policy allows for expansion of established businesses which may be a key component of communities. It is likely to have a strong positive association with this SA Objective.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	The policy allows for expansion of established businesses, some of which will be in Welsh language-sensitive areas. The ability of certain businesses to remain linked to their communities may help to meet this SA Objective.	+/?	+/?
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy allows established businesses to expand in situ which will help to meet this SA Objective.	++	++
9. Support a sustainable & diverse local economy	The policy allows established businesses to expand in situ which will help to meet this SA Objective.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy allows for expansion of businesses, irrespective of location which is unlikely to improve overall accessibility by sustainable transport means.	-	-

11. Maintain & improve air quality.	It is unlikely that the Policy will make a positive contribution to this SA Objective, particularly as it allows expansion of existing businesses and has no locational requirement to be accessible by sustainable transport means.	-	-
12. Minimise the generation of waste & pollution.	There is potential for business expansion to create additional waste and pollution but the extent to which this occurs will depend on individual proposals.	-/?	-/?
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy allows for expansion of existing businesses onto adjacent land. For many business, particularly those in countryside locations, this is likely to be greenfield land.	--	--
14. Maintain & protect the quality of inland & coastal water.	There is some uncertainty whether this policy will provide positive or negative outcomes in the context of this SA Objective and will depend on the type and location of proposals coming forward.	?	?
15. Reduce the impact of flooding & sea level rise.	Some existing employment sites are in flood risk locations. Expansion of the sites is likely to increase overall risk to property. In some instances the extension could be used to move more vulnerable elements of the business out of flood risk.	-/+	-/+
16. Use land efficiently & minimise contamination.	The policy allows for expansion of existing businesses onto adjacent land. For many business, particularly those in countryside locations, this is likely to be greenfield land. Allowing expansion in situ however may help to reduce greater contamination if the expanding business would otherwise require a larger site in an alternative location.	-/+	-/+
17. Safeguard soil quality & quantity.	The policy allows for expansion of existing businesses onto adjacent land. For many business, particularly those in countryside locations, this is likely to be greenfield land. Allowing expansion in situ however may help to meet this SA Objective if the expanding business would otherwise require a larger site in an alternative location.	-/+	-/+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy allows for expansion of existing businesses onto adjacent land. For many business, particularly those in countryside locations, this is likely to be greenfield land. Allowing expansion in situ however may help to meet this SA Objective if the expanding	-/+	-/+

	business would otherwise require a larger site in an alternative location.		
19. Protect & enhance the landscape & geological heritage.	The policy requires that proposals are compatible with the location which will help to meet this SA Objective.	+	+
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between the policy and this SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between the policy and this SA Objective.	0	0
Summary		3	5
		3 No relationship	4 +/-
		1	3
			2
<p>The policy scores positively in the SA Objectives which are intended to sustain economic and social vibrancy. It allows for dispersed development however which is likely to require use of more greenfield sites. It therefore scores negatively in terms of the natural environment and reducing the need to travel. For many of the Objectives there are positive and negative associations, the outcome of which will depend on the individual proposals coming forward.</p>			

General Policy GN 13 – Residential Development			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	National Planning guidance Planning Policy Wales requires that local Planning authorities, when preparing housing policies should balance social, economic and environmental needs when devising a settlement strategy. The guidance goes further to advise authorities that a criteria-based approach should be used. This policy is in line with this guidance and as such should contribute positively to the SA Objective.	++	++
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation	There is a positive relationship between providing housing and access to healthcare and recreation and promoting and improving health. Meeting the needs of people in appropriate housing is known to improve their health and locating development in areas with health and	++	++

opportunities & a clean & healthy environment.	recreation services will help meet part of the objective. Providing housing choices can contribute towards well-being.		
3. Improve education opportunities to enhance the skills & knowledge base.	No relationship between the policy and objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The settlement hierarchy is based on services and facilities, therefore housing has largely been directed to sustainable settlements with transport links.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy directly meets this SA Objective.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy directly relates to the SA Objective. Through the practice of using settlement boundaries to control where development is permitted, development sprawl will be limited and new development should support existing services in a sustainable way.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	The policy may contribute towards protecting the Welsh language and culture through the provision of housing, including affordable housing allocated for local needs. However, occupancy of market housing in Welsh speaking areas cannot be controlled and therefore housing could be occupied by welsh speakers or non welsh speakers. PPW allows for phasing for social infrastructure – Welsh language, at application stage.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The settlement hierarchy will direct housing to larger towns and villages with existing employment provision, whilst also allowing provision of housing to meet rural enterprise workers needs in the countryside. Increased housing can provide jobs in construction contributing to the range of employment opportunities.	+	+
9. Support a sustainable & diverse local economy	The policy directly meets the SA Objective and is compatible with it. Housing development provides jobs and housing for the labour force that contribute to a diverse and sustainable local economy.	+	+

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The Policy directs the majority of new housing development to towns and settlements. This will help to reduce the need to travel and also to encourage travel by sustainable means thus reducing carbon emissions.	+	+
11. Maintain & improve air quality.	Locating development in settlements with access to services and existing sustainable modes of transport will help to reduce the need to travel or provide options to travel by non-polluting methods of transport, as such reducing the potential for air pollution.	+	+
12. Minimise the generation of waste & pollution.	Growth is likely to increase the amount of waste generated. Locating the majority of development in existing towns and villages will reduce travel requirements for waste transfer. It will also help to contain light and noise pollution.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	Directing the majority of new houses to existing towns and villages will help to maximise re-use of land and buildings. Criterion 4 of the policy provides for conversion of historic buildings which could be considered as efficient use of resources.	+	+
14. Maintain & protect the quality of inland & coastal water.	An unknown relationship exists between the policy and this SA Objective and will need to be used in combination with other policies in the Plan to achieve a positive effect.. New housing should incorporate sustainable drainage systems reducing surface water runoff and associated pollution to watercourses. Development proposals will be assessed against other plan policies which will ensure that there are no adverse impacts on water quality and nutrient neutrality is achieved where development results in phosphorous discharges into riverine Special Areas of Conservation.	?	?
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The requirement of this policy to locate new development within a settlement boundary and promote the reuse of existing buildings prevents unnecessary development in the open countryside, this is considered to be an efficient approach to allowing development while protecting the countryside and as such the policy meets the SA Objective. The approach	+	+

		will also help to maximise re-use of land within settlements encouraging existing contamination to be cleared. Density of housing is also prescribed by the policy.					
17. Safeguard soil quality & quantity.		The requirement of this policy is to locate new development within settlement boundaries and promote the reuse of previously developed land and buildings. The Policy will help to prevent unnecessary development in the open countryside, thereby reducing the need to use greenfield sites. ,	+	0+			
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.		The requirement of this policy is to locate new development within settlement boundaries and promote the reuse of previously developed land and buildings. The Policy will help to prevent unnecessary development in the open countryside, thereby reducing the need to use greenfield sites and overall protecting the natural environment.	+	+			
19. Protect & enhance the landscape & geological heritage.		The requirement of this policy is to locate new development within settlement boundaries and promote the reuse of previously developed land in urban locations and existing buildings. It prevents unnecessary development in the open countryside, this is considered to be an efficient approach to allowing development while protecting the countryside and as such the policy meets the SA Objective.	+	+			
20. Encourage quality locally distinct design that complements the built heritage.		A direct positive relationship between the policy and this SA Objective. Criterion 3 supports the conversion of historic buildings which encourages the retention of locally distinct built heritage.	+	+			
21. Protect, enhance & value the built heritage & historic environment.		Criterion 3 supports the conversion of historic buildings which encourages the retention of locally distinct built heritage.	+	+			
Summary	4	14	2 No relationship	0 +/-	1	0	0
This policy directly contributes to and has a strong positive relationship with the majority of the SA Objectives intended to enhance social and economic well-being and balance this with need to protect and enhance the natural and historic environment.							

General Policy GN 14 – Replacement Dwellings in the Countryside

SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The policy seeks to ensure that dwellings in the countryside provide a range and mix of size of dwellings in order to provide for all of the population and to maintain a balanced population structure.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	There is a weak, but generally positive relationship between the policy and SA Objective as older properties can have negative impacts on people's health and new housing can positively address numerous health issues.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	No significant association between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Dwellings in the open countryside often require the use of the private car to reach services and facilities which will have a negative impact on this policy objective.	-	-
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy would support the provision of high quality housing in the countryside and provide a range and mix of dwellings to meet local needs.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Whilst isolated or remotely located houses in the countryside can contribute to local communities the policy permits replacement dwellings in the countryside which would not improve accessibility from the current situation. would therefore have a neutral impact.	0	0
7. Protect & enhance the role of the Welsh Language & culture.	The policy seeks to ensure housing in the countryside is provided for a range and mix of size dwellings in order to meet local needs and help young, local people to remain in their local area, thereby potentially protecting Welsh language and culture.	+	+

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	There is no direct relationship between the Policy and this SA Objective.	0	0
9. Support a sustainable & diverse local economy	The Policy allows for the redevelopment of existing housing in the countryside which will help to sustain rural communities and support the rural economy.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Dwellings in the countryside are largely reliant on the private car to access services and facilities which would generate emissions. However, these dwellings are existing and no additional trips would be generated by the policy. The replacement of an older dwelling is likely to result in dwellings being built to higher energy efficiency standards which can reduce carbon emissions.	+	+
11. Maintain & improve air quality.	Dwellings in the countryside are largely reliant on the private car to access services and facilities which would generate emissions and have potentially negative effects on air quality.	-	-
12. Minimise the generation of waste & pollution.	Whilst the policy allows for the redevelopment of houses within the existing footprint, the potential to re-use building materials will depend on individual proposals.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	Whilst the policy allows for the redevelopment of houses within the existing footprint, the potential to re-use building materials will depend on individual proposals.	?	?
14. Maintain & protect the quality of inland & coastal water.	Improved waste water systems and use of SuDS in replacement dwellings may help to improve and protect the quality of inland and coastal water.	+	+
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the Policy and this SA Objective.	0	0
16. Use land efficiently & minimise contamination.	Neutral impact. Criterion 3 of the policy requires the replacement dwelling to be sited on, overlap or adjoin the footprint of the existing dwelling and in all cases be within the existing residential curtilage to ensure land is used efficiently and minimise contamination.	0	0

17. Safeguard soil quality & quantity.	Criterion 3 requires the replacement dwellings to be sited on, overlap or adjoin the footprint of the existing dwelling and in all cases be within the residential curtilage.	+	+					
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	All new developments must demonstrate net benefit for biodiversity with a measurably positive impact on biodiversity.	+	+					
19. Protect & enhance the landscape & geological heritage.	Neutral impact. Criterion 4 requires the replacement dwelling to be compatible with the surrounding built and natural environment;	+	+					
20. Encourage quality locally distinct design that complements the built heritage.	Positive impact. Criterion 4 requires the design, scale, siting materials, external appearance and landscaping of the replacement dwelling to be compatible with the surrounding built and natural environment;	+	+					
21. Protect, enhance & value the built heritage & historic environment.	Positive impact. Criterion 2 of the policy protects listed buildings, those of special architectural or historic interest of local vernacular character.	+	+					
Summary		0	12	5 No relationship	0 +/-	2	2	0

This policy directly contributes to and is compatible with the majority of the SA Objectives. Development will provide new, replacement housing in the countryside, thereby supporting rural communities. The policy seeks to ensure dwellings in the countryside provide a range and mix of size of dwellings in order to provide for all of the population and to maintain a balanced population structure. The policy will be assessed against other Plan policies which will ensure social, economic and environmental benefits.

General Policy GN 15 – Housing Mix, Second homes and Short-Term Lets, Space standards and Requirements for Lifetime Home Standards

SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The policy and SA objective are directly related as criterion B of the policy aims to provide a mix of housing types, tenures and bedroom numbers which would help to develop and maintain a balanced population.	++	++
2. Promote & improve human health & well-being through a healthy lifestyle, access to	The policy and objective are directly related. Good housing is known to benefit health and well-being. The Policy promotes a range of houses with adequate space and Lifetime	+	+

healthcare & recreation opportunities & a clean & healthy environment.	Home Standards and accommodating wheelchair users.		
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.	No direct relationship between the policy and this objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy and objective are directly related. The policy will help ensure housing is built to a high standard as more attention will be drawn to specific space standards and impacts.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	There is a relationship between the policy and this objective. The Policy seeks to contribute to balanced communities. Development will be more focussed on achieving a positive social, environmental and economic outcome with strong mitigation measures for any negative impacts therefore helping develop stronger communities in the long term. Criterion C seeks to provide an appropriate balance of housing as main, secondary residences and short-term lets to ensure housing is available for people in local need. Building houses with quality space standards will ensure homes are fit for purpose for a lifetime.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	A weak, but positive relationship between the policy and this objective. By delivering sustainable development and demonstrating positive social impacts this could help to protect and enhance the role of the Welsh language and culture. Criterion C seeks to provide an appropriate balance of housing as main, secondary residences and short-term lets to ensure housing is available for people in local need, to maintain and strengthen the Welsh language and culture and to sustain existing communities.	+	+

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship between the policy and this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship between the policy and this objective, however the principles of sustainable development promote a resilient and sustainable economy.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct relationship between the policy and objective.	0	0
11. Maintain & improve air quality.	No direct relationship between the policy and objective.	0	0
12. Minimise the generation of waste & pollution.	No direct relationship between the policy and objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the policy and objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and SA objective.	0	0
16. Use land efficiently & minimise contamination.	No direct relationship between the policy and SA objective.	0	0
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective. .	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct relationship between the policy and this objective..	0	0

19. Protect & enhance the landscape & geological heritage.	No direct relationship between the policy and this objective.				0	0
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship between the Policy and this SA Objective.				0	0
21. Protect, enhance & value the built heritage & historic environment.	Whilst the policy allows for the redevelopment of houses within the existing footprint, the potential to re-use building materials will depend on individual proposals.				0	0
Summary (No relationship)	2	3	16 No relationship	0 +/-	0	0
The policy has a positive relationship with the SA Objectives intended to support vital and sustainable communities, including Welsh-speaking communities. It has a neutral association however with the majority of SA Objectives.						

<p>General Policy GN 16 – Residential Allocations</p> <p>Sites have been allocated for residential development – these have been assessed in Appendix 6.</p>
<p>General Policy GN 17 – Residential Commitments</p> <p>Sites have full, extant planning permission for residential development and have been assessed as deliverable. These sites have not been assessed with the SA framework as they already have extant planning permission.</p>

<p>General Policy GN 18 – Slade Lane, Haverfordwest – S/HSG/040/LDP2/3</p> <p>Sites have been allocated for residential development – these have been assessed in Appendix 6.</p>
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<p>General Policy GN 19A – Maesgwynne, Fishguard – S/HSG/034F/LDP2/1</p> <p>Sites have been allocated for residential development – these have been assessed in Appendix 6.</p>
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<p>General Policy GN 19B – South of Conway Drive, Castle Pill Road, Steynton, Milford Haven – S/HSG/086/LDP2/3</p> <p>Sites have been allocated for residential development – these have been assessed in Appendix 6.</p>
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General Policy GN 20 – Local Needs Affordable Housing			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The evidence base from which this policy is compiled indicates Pembrokeshire is the least affordable county in Wales. The proposed net gain of affordable houses in developments of a particular size increases the likelihood that this policy will meet this objective.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Meeting the needs of those in inappropriate housing and compliance with guidance for provision for accessible open space within residential developments will ensure this objective is met.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship exists between this policy and objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Affordable housing will be in Towns, Service Centres and Service Villages and Local Villages and exception sites within or immediately adjoining Settlement Boundaries which may have access to sustainable travel modes and access to certain facilities.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy directly meets the objective.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The provision of a mix of affordable housing within future residential developments of a certain size will contribute to building communities with a mixture of social and economic backgrounds.	+	+

7. Protect & enhance the role of the Welsh Language & culture.	Local Housing Market Assessment identified in the reasoned justification for this policy identifies Pembrokeshire is the least affordable county in Wales and suggest an income-to-house price ratio is low. The provision of affordable housing may provide affordable housing for the local population and as such stunt the outflow of the younger populations, this in turn may contribute to protection of the Welsh Language and culture. The policy may contribute to the objective in the long term and they are compatible. The provision of exception sites affordable housing will provide opportunities for people to address their housing needs in their home community.	+	+
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.	0	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	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct relationship between the Policy and this SA Objective.	0	0
11. Maintain & improve air quality.	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.	+	+
12. Minimise the generation of waste & pollution.	No direct relationship between the Policy and this SA Objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the policy and this SA objective.	0	0

14. Maintain & protect the quality of inland & coastal water.	There is no direct relationship between the policy and this objective..		0	0
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between the policy and this objective.		0	0
16. Use land efficiently & minimise contamination.	The Policy prioritises provision of on-site affordable housing over commuted sums which may require the identification of additional land. This is a slight positive relationship to the SA Objective.		+	+
17. Safeguard soil quality & quantity.	The Policy prioritises provision of on-site affordable housing over commuted sums which may require the identification of additional land. This is a slight positive relationship to the SA Objective.		+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	There is no direct relationship between the policy and objective.		0	0
19. Protect & enhance the landscape & geological heritage.	The Policy prioritises provision of on-site affordable housing over commuted sums which may require the identification of additional land. This is a slight positive relationship to the SA Objective.		+	+
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between the policy and objective.		0	0
21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between the policy and objective.		0	0

Summary (No relationship)	1	9	11 No relationship	0 +/-	0	0	0
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GN 20 contributes positively to the social SA Objectives by providing local needs affordable housing for people in Towns, Service Centres, and Service Villages and Local Villages. The prioritisation of on-site provision will help to achieve balanced communities and maximises accessibility to employment, facilities and services by a range of sustainable transport means. In doing so it meets social SA Objectives linked maintaining a balanced population, improving health and wellbeing, meeting housing needs and cohesive communities and protecting and enhancing the Welsh language. The policy is compatible with SA economic objectives. There are also potential positive relationships with environmental objectives linked to design quality and protection of built heritage.

General Policy GN 21 – Exception Sites for Local Needs Affordable Housing

SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The evidence base from which this policy is compiled indicates Pembrokeshire is the least affordable county in Wales. The proposed net gain of affordable houses in developments of a particular size increases the likelihood that this policy will meet this objective.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Meeting the needs of those in inappropriate housing and compliance with guidance for provision for accessible open space within residential developments will ensure this objective is met.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship exists between this policy and objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Affordable housing will be in Towns, Service Centres and Service Villages and Local Villages and exception sites within or immediately adjoining Settlement Boundaries which may have access to sustainable travel modes and access to certain facilities.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy directly meets the objective.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The provision of a mix of affordable housing within future residential developments of a certain size will contribute to building communities with a mixture of social and economic backgrounds. It is not apparent whether the provision of such through this policy would achieve this SA Objective in	+	+

	isolation. The policies and the objective are however compatible.		
7. Protect & enhance the role of the Welsh Language & culture.	Local Housing Market Assessment identified in the reasoned justification for this policy identifies Pembrokeshire is the least affordable county in Wales and suggest an income-to-house price ratio is low. The provision of affordable housing may provide affordable housing for the local population and as such stunt the outflow of the younger populations, this in turn may contribute to protection of the Welsh Language and culture. The policy may contribute to the objective in the long term and they are compatible. The provision of exception sites affordable housing will provide opportunities for people to address their housing needs in their home community.	+	+
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.	0	0
9. Support a sustainable & diverse local economy	Housing development provides jobs and housing for the labour force that contribute to a diverse and sustainable local economy.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Affordable housing will be in Towns, Service Centres and Service Villages and Local Villages and exception sites within or immediately adjoining Settlement Boundaries which have the best access to sustainable travel modes and access to certain facilities.	+	+
11. Maintain & improve air quality.	There is an indirect, positive relationship between the policy and objective. 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.	+	+
12. Minimise the generation of waste & pollution.	New development will generate additional waste. 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. Locating affordable housing in settlements with access to services	-/+	-/+

	and sustainable modes of transport will help to minimise air pollution. Siting within or immediately adjoining existing settlements will help to reduce the spread of light pollution.		
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the policy and this SA objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	There is no direct relationship between the policy and this objective.. The incorporation of sustainable drainage systems should into new residential developments should contribute towards protection of inland and coastal water through reduction in run off.	0	0
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between the policy and this objective. National guidance prevents housing development in areas of flood risk.	0	0
16. Use land efficiently & minimise contamination.	Directing developments to within or adjacent to Settlements will help to ensure the efficient use of land. The re-use of brownfield sites may help to clear existing contamination, although the cost of doing so may impact the number of affordable houses that can be delivered on any given site.	+	0+
17. Safeguard soil quality & quantity.	Directing developments to within or adjacent to Settlements will help to ensure the efficient use of land and help to meet this SA Objective..	0+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Directing developments to within or adjacent to Settlements will help to minimise disturbance to the natural environment. There is therefore a positive relationship between the policy and this SA Objective, although the level of compliance will depend on the location and nature of individual proposals..	+/?	+/?
19. Protect & enhance the landscape & geological heritage.	Directing developments to within or adjacent to Settlements will help to protect the wider landscape and geological heritage.	+	+
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between the policy and objective.	0	0

21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between the policy and objective.					0	0
Summary	1	11	7 No relationship	1 +/-	1	0	0
<p>GN 20 contributes positively to the social SA Objectives by providing local needs affordable housing for people in Towns, Service Centres, and Service Villages and Local Villages. Development that proceeds as a result of this policy would be assessed against other policies in the Plan this will ensure that environmental SA Objectives are met. GN 21 contributes to meeting the accommodation needs of those who cannot afford open market housing. In doing so it meets social SA Objectives linked maintaining a balanced population, improving health and wellbeing, meeting housing needs and cohesive communities and protecting and enhancing the Welsh language. The policy is compatible with SA economic objectives. There are also potential positive relationships with environmental objectives to protect the natural environment.</p>							

General Policy GN 22 – Specialist and Supported Accommodation			
General Policy GN 23 – Specialist and Supported Accommodation Allocations			
Land has been allocated for additional facilities, these are assessed separately.			
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.	Provision of appropriate homes for all sections of the community will support balanced communities.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Provision of accommodation at settlements, where there is a range of services and access to healthcare and recreation will be positive for health and well-being, although the extent will depend on the settlement and be reflected in its position in the hierarchy.	++	++
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.	Provision of accommodation at settlements, where there is a range of services and access to healthcare and recreation will be positive for health and well-being, although the extent will	+	+

	depend on the settlement and be reflected in its position in the hierarchy.		
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy, contributes to the identified need for specialist and supported accommodation.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Provision of accommodation at settlements, where there is a range of services and access to healthcare and recreation will be positive for health and well-being, although the extent will depend on the settlement and be reflected in its position in the hierarchy.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	This policy could help to protect and enhance the Welsh language by enabling provision for people to remain within their local community.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship between the policy and this objective, however the principles of sustainable development promote a sustainable economy which would in turn provide employment.	0	0
9. Support a sustainable & diverse local economy	No direct relationship between the policy and this objective, however the principles of sustainable development promote a resilient and sustainable economy.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Provision of accommodation at settlements, where there is a range of services and access to healthcare and recreation will help to reduce the need to travel and have the greatest choice of sustainable transport modes which will help to reduce carbon emissions.	+	+
11. Maintain & improve air quality.	Provision of accommodation at settlements, where there is a range of services and access to healthcare and recreation will help to reduce the need to travel and have the greatest choice of sustainable transport modes which will help to reduce carbon emissions.	+	+
12. Minimise the generation of waste & pollution.	New development will generate additional waste. 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. Locating	-	-

13. Encourage the efficient production, use, reuse & recycling of resources.	The policy requires proposals to be within or well-related to Settlement Boundaries or to re-use appropriate existing buildings which will help to make efficient use of land and buildings.	+	+
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between this policy and objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between this policy and objective, although development decision making will ensure that these issues are taken into account.	0	0
16. Use land efficiently & minimise contamination.	The policy requires proposals to be within or well-related to Settlement Boundaries or to re-use appropriate existing buildings which will help to make efficient use of land and buildings.	+	+
17. Safeguard soil quality & quantity.	Although this policy does not exclude the development of greenfield land, the requirement to develop within or immediately adjoining settlement boundaries will help to minimise the uptake of agricultural land and this policy is considered to be compatible with this objective.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The enhancement of biodiversity as part of any development scheme will ensure that this policy is compatible with this objective.	0	0
19. Protect & enhance the landscape & geological heritage.	This policy supports development within or adjacent to settlement boundaries or the reuse of existing buildings and is compatible with this objective since it will minimise the potential for new development away from existing built areas.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	This policy has a direct relationship with the objective since it requires extensions to existing buildings to be of a scale and nature compatible with the original building and its location. An element of this will be the distinctive design and built heritage features of the existing building.	+	+
21. Protect, enhance & value the built heritage & historic environment.	This policy has a direct relationship with the objective since it requires extensions to existing buildings to be of a scale and nature compatible with the original building and its location. An element of this will be the distinctive design and	+	+

		built heritage features of the existing building and historic environment.					
Summary	3	10	7 No relationship	0 +/-	0	1	0
<p>This policy generally supports the objectives of the plan by requiring development to have a spatial relationship with existing settlements, where for larger settlements there will be a range of services to support a balanced community. Design and context will also be important considerations for the natural and built biodiversity and heritage of the area.</p> <p>Allocations are assessed separately.</p>							

<p>General Policy GN 24 – Gypsy and Traveller Site Allocation</p> <p>Land has been allocated for additional Gypsy and Traveller pitches, which is assessed separately.</p>

General Policy GN 25 – Gypsy, Traveller and Showpeople Sites			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	Development of culturally appropriate homes for all sections of the community will support balanced communities.	++	++
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy provides a framework to assess proposals for additional sites and pitches and the policy seeks to direct new sites and pitches to sustainable locations with existing community, social, education and other services, that are required for health and well-being.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	The location of sites at pitches at settlements where there is educational provision will assist in implementing this objective	+	+
4. Minimise the need to travel and encourage sustainable modes of transport.	Provision of sites and pitches at settlements, where they are sustainably located for access to existing community, social, education and other services will help to reduce the need to travel and use sustainable means of transport.	+	+

5. Provide a range of high quality housing including affordable housing to meet local needs.	The Policy will contribute to the identified need for affordable and culturally appropriate accommodation.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Provision of accommodation which is sustainably located for access to existing community, social, education and other services will help to achieve this SA Objective. Sites of an appropriate scale can help to enable vibrant and cohesive communities.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	This policy could help to protect and enhance the Welsh language and culture by enabling provision for people to remain within their local community, although it is noted that the Gypsy and Traveller community within Pembrokeshire is not a Welsh first language community.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	.No direct relationship between the policy and this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship between the policy and this objective	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Development will be focussed on sustainable locations and achieving a positive environmental outcome and any negative consequences will be minimised, this in turn should reduce the impact and contribution to climate change in the long term.	+	+
11. Maintain & improve air quality.	Development will be focussed on sustainable locations and achieving a positive environmental outcome and any negative consequences will be minimised, this in turn should reduce the impact and contribution to climate change in the long term.	+	+
12. Minimise the generation of waste & pollution.	The provision of new sites for Gypsy, Travellers and Showpeople would likely result in increased waste and pollution both in construction and occupation.	-	-
13. Encourage the efficient production, use, reuse & recycling of resources.	There is likely to be a proportionate use of non recycled materials in construction.	-	-

14. Maintain & protect the quality of inland & coastal water.	No direct relationship between this policy and objective.	0	0					
15. Reduce the impact of flooding & sea level rise.	No direct relationship between this policy and objective, although development decision making will ensure that these issues are taken into account.	0	0					
16. Use land efficiently & minimise contamination.	The identified need for Gypsy, Traveller and Showpeople sites are likely to result in greater land take and associated issues of contamination.	-	-					
17. Safeguard soil quality & quantity.	Although this policy does not exclude the development of greenfield land, the requirement to take a sequential approach to site selection will help minimise the uptake of agricultural land and this policy is considered to be compatible with this objective.	+	+					
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The enhancement of biodiversity is required as part of any development scheme but the extent to which this Policy is compatible with this objective will depend on individual proposals.	?	?					
19. Protect & enhance the landscape & geological heritage.	This policy supports a sequential approach to development and is compatible with this objective since it will minimise the potential for new development away from existing built areas. It also requires that sites are sensitively sited within the landscape.	+	+					
20. Encourage quality locally distinct design that complements the built heritage.	Caravan sites and pitches provide limited opportunities for non-standard design and as such do not generally complement built heritage.	-	-					
21. Protect, enhance & value the built heritage & historic environment.	This policy has a direct relationship with the objective since it requires pitches and sites to be sensitively located within the landscape, including the historic environment. However, Caravan sites and pitches provide limited opportunities for non-standard design and as such do not generally complement built heritage.	+/-	+/-					
Summary		4	7	4 No relationship	1 +/-	1	4	0
Policies which help to meet the accommodation needs of gypsy and traveller communities are a legal requirement under the 2014 Housing Act. This policy approach aims to meet Gypsy and Traveller community accommodation needs in ways that aim to be sustainable and								

environmentally acceptable. The sequential approach to providing new sites and pitches will help to achieve this but the potential for sites to be located in the countryside reduces compatibility with the SA Objectives intended to encourage sustainable transport, reduce pollution and contamination and protect the natural environment. Overall the policy shows a positive relationship with the SA Objectives, but less so than the policies for conventional and affordable housing.

General Policy GN 26 – Telecommunications and Digital Technology Infrastructure			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy has no direct relationship to the SA Objective.	0	0+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy has no direct relationship to the SA Objective.	0	0+
3. Improve education opportunities to enhance the skills & knowledge base.	This policy could make a positive contribution to delivery of the SA Objective. Roll-out of telecommunications and digital technology is revolutionising the delivery of education and knowledge.	+	+
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy could make a positive contribution to delivery of the SA Objective. New telecommunications and digital technology infrastructure facilitates home working, and online opportunities for a range of services and facilities, including retail and education and that in turn reduces the need to travel.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	The Policy looks to future-proofing development and connectivity via broadband will be a critical element of good quality housing.	+	+
6. Build safe, vibrant & cohesive communities which have improved	This policy could make a positive contribution to improved access to and provision of key services. Many services are now delivered	++	++

access to key services and facilities.	online and a policy that supports appropriate provision of new telecommunications and digital technology infrastructure will assist with this.		
7. Protect & enhance the role of the Welsh Language & culture.	This policy has no direct relationship to the SA Objective. However, it may benefit the Welsh language and culture facilitating better digital technology infrastructure in Welsh speaking communities and offer Welsh speaking services more widely throughout the County.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Availability of broadband connectivity is an increasingly important element of employment and this Policy will help to meet this SA Objective.	+	+
9. Support a sustainable & diverse local economy	This policy will help to support a sustainable and diverse local economy by providing better digital technology infrastructure.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	This policy will facilitate opportunities for working from home, and other online facilities, including retail and education which will reduce the need to travel and thus contribute to reducing Pembrokeshire's contribution to climate change.	+	+
11. Maintain & improve air quality.	This policy may facilitate home working and other online facilities, including retail and education and thus reduce the need to travel, which in turn could benefit air quality.	+	+
12. Minimise the generation of waste & pollution.	This policy may facilitate home working and other online facilities, including retail and education and thus reduce the need to travel, which in turn could reduce air pollution.	+	+ ✓
13. Encourage the efficient production, use, reuse & recycling of resources.	This policy has no direct relationship to the SA Objective.	0	0+
14. Maintain & protect the quality of inland & coastal water.	This policy has no direct relationship to the SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	This policy has no direct relationship to the SA Objective.	0	0

16. Use land efficiently & minimise contamination.	This policy has no direct relationship to the SA Objective.				0	0
17. Safeguard soil quality & quantity.	This policy has no direct relationship to the SA Objective.				0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy has no direct relationship to the SA Objective.				0	0
19. Protect & enhance the landscape & geological heritage.	Telecommunications infrastructure often is, by virtue of its function, highly visible in the landscape with potential to have negative impacts.				--	--
20. Encourage quality locally distinct design that complements the built heritage.	Telecommunications infrastructure is often intrusive, although certain designs are available to be attached to buildings and structures that will minimise their impact.				-/+	-/+
21. Protect, enhance & value the built heritage & historic environment.	Telecommunications infrastructure is often intrusive, although certain designs are available to be attached to buildings and structures that will minimise their impact.				+/-	+/-
Summary	2	8	8 No relationship	2 +/-	0	0
(No relationship)						1
<p>Policy GN 21 will help deliver some of the SA Objectives, particularly in circumstances where it facilitates home working and other online services such as retailing and education and thus reduces the need to travel, with consequent benefits to air pollution. . It will also assist where it improves access to and provision of key services, including education. Visual impact in the landscape is a significant negative impact, but for many other SA Objectives the policy has no direct relationship or has both positive and negative associations.</p>						

General Policy GN 27 – Broadband and Telecommunications on New Developments			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy has no direct relationship to the SA Objective.	0	0

2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy has no direct relationship to the SA Objective.	0	0
3. Improve education opportunities to enhance the skills & knowledge base.	This policy could make a positive contribution to delivery of the SA Objective. Roll-out of telecommunications and digital technology is revolutionising the delivery of education and knowledge.	+	+
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy could make a positive contribution to delivery of the SA Objective. New telecommunications and digital technology infrastructure facilitates home working, and online opportunities for a range of services and facilities, including retail and education and that in turn reduces the need to travel.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	The Policy looks to future-proofing development and connectivity via broadband will be a critical element of good quality housing.	++	++
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy could make a positive contribution to improved access to and provision of key services. Many services are now delivered online and a policy that supports appropriate provision of new telecommunications and digital technology infrastructure will assist with this.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	This policy has no direct relationship to the SA Objective. However, it may benefit the Welsh language and culture facilitating better digital technology infrastructure in Welsh speaking communities and offer Welsh speaking services more widely throughout the County.	?+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Availability of broadband connectivity is an increasingly important element of employment and this Policy will help to meet this SA Objective.	+	+
9. Support a sustainable & diverse local economy	This policy will help to support a sustainable and diverse local economy by providing better digital technology infrastructure.	+	+

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	This policy will facilitate opportunities for working from home and other online facilities, including retail and education, which will reduce the need to travel and thus contribute to reducing Pembrokeshire's contribution to climate change.	+	+
11. Maintain & improve air quality.	This policy may facilitate home working and other online facilities, including retail and education and thus reduce the need to travel, which in turn could benefit air quality.	+	+
12. Minimise the generation of waste & pollution.	This policy may facilitate home working and other online facilities, including retail and education and thus reduce the need to travel, which in turn could benefit air quality.	+	+✓
13. Encourage the efficient production, use, reuse & recycling of resources.	This policy has no direct relationship to the SA Objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	This policy has no direct relationship to the SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	This policy has no direct relationship to the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	This policy has no direct relationship to the SA Objective.	0	0
17. Safeguard soil quality & quantity.	This policy has no direct relationship to the SA Objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy has no direct relationship to the SA Objective.	0	0
19. Protect & enhance the landscape & geological heritage.	This policy has no direct relationship to the SA Objective.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	This policy has no direct relationship to the SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	This policy has no direct relationship to the SA Objective.	0	0

Summary (No relationship)	3	7	11 No relationship	0 +/-	0	0	0
<p>Policy GN 21 will help deliver some of the SA Objectives, particularly in circumstances where it facilitates home working and other online services such as retailing and education and thus reduces the need to travel, with consequent benefits to air pollution. . It will also assist where it improves access to and provision of key services, including education. For many other SA Objectives the policy has no direct relationship or has both positive and negative associations.</p>							

General Policy GN 28 – Protection and Enhancement of the Historic Environment

SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	No direct relationship between the policy and this objective, although they are compatible.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The protection and enhancement of the historic environment contributes to the quality of Pembrokeshire's environment and has a positive impact upon human health and well-being. As such this policy meets the SA Objective.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	No direct link exists between this policy and SA Objective, however they are compatible.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	No direct link exists between this policy and SA Objective, however they are compatible. Emissions from traffic can impact upon the historic environment therefore sustainable modes of transport would bring positive impacts.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	Re-use of Listed buildings and buildings within conservation areas will contribute towards meeting housing needs.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	No direct link exists between this policy and the SA Objective, however they are compatible.	0	0

7. Protect & enhance the role of the Welsh Language & culture.	Direct link between this policy and the SA Objective, through protection of cultural heritage.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct link exists between this policy and SA Objective.	0	0
9. Support a sustainable & diverse local economy	The historic environment contributes to the visitor economy in Pembrokeshire, therefore protecting and enhancing the historic environment supports the local economy.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct link exists between this policy and SA Objective.	0	0
11. Maintain & improve air quality.	No direct link exists between this policy and SA Objective, however they are compatible.	0	0
12. Minimise the generation of waste & pollution.	Re-use of buildings and structures may help to reduce waste but the extent to which it fulfils this SA Objective will depend on individual proposals.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	Re-use of buildings and structures will help to reuse and recycle resources.	+	+
14. Maintain & protect the quality of inland & coastal water.	No direct link exists between this policy and SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct link exists between this policy and SA Objective.	0	0
16. Use land efficiently & minimise contamination.	Re-use of buildings and structures will help to meet this SA Objective. .	+	+
17. Safeguard soil quality & quantity.	Re-use of buildings and structures will help to maximise use of brownfield site opportunities and reducing the need to use greenfield sites. .	+	+
18. Maintain, enhance & value biodiversity &	There is an indirect link between this policy and the SA Objective. The historic environment,	++	++

promote the resilience of ecosystems.	including historic buildings, historic landscapes and parks and gardens, provide habitats.		
19. Protect & enhance the landscape & geological heritage.	Direct link between this policy and the SA Objective, through protection of landscapes, including townscapes with historic interests.	++	++
20. Encourage quality locally distinct design that complements the built heritage.	Direct link between this policy and the SA Objective. Development designs would need to fit in with the character of an area (GN 1, GN 2).	++	++
21. Protect, enhance & value the built heritage & historic environment.	Direct link between this policy and the SA Objective. Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2).	++	++
Summary		5	8
		7 No relationship	0 +/-
		1	0
The policy is broadly compatible with social SA Objectives and meets the objective linked to improving health and wellbeing, and protecting and enhancing Welsh culture and is compatible with economic SA Objectives. The historic environment contributes significantly to the local economy, therefore protection and enhancement is important. The policy makes a positive contribution to environmental objectives, including biodiversity, and encouraging design quality.			

General Policy GN 29 – Community Facilities			
General Policy GN 30 – Community Facility Allocations			
Three sites have been allocated for community facilities and these will be assessed separately (see Appendix 6).			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy supports the development and retention of community facilities which are well related to the community they are seeking to serve. This approach will help to maintain a balanced population with good access to community facilities.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Community facilities have the potential to support well-being by reducing social isolation and providing recreation and sports opportunities.	++	++

3. Improve education opportunities to enhance the skills & knowledge base.	Community facilities can provide opportunities for educational classes and whilst this would depend on the facilities provided, could support classes for adults and young people.	++	++
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy encourages facilities at locations for the communities they intend to serve and with access by public transport, walking and cycling.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Community facilities at settlements, will be positive for health and well-being, and can help to enable vibrant and cohesive communities as social meeting places.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	This policy could help to protect and enhance the Welsh language by enabling social interaction within Welsh speaking communities and supporting the development of Welsh language classes at community facilities.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Community facilities will help to achieve this SA Objective as they contribute towards employment opportunities.	+	+
9. Support a sustainable & diverse local economy	Community facilities will help to achieve this SA Objective as they contribute towards employment opportunities, skills and educational provision.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Well located community facilities which are accessible by public transport, walking and cycling will reduce the need to travel and make a contribution to this objective.	+	+
11. Maintain & improve air quality.	An indirect relationship between this policy and objective. Development of community facilities in sustainable locations will help to minimise any impacts of travel on air quality.	+	+

12. Minimise the generation of waste & pollution.	Indirect positive impact as suitable facilities in sustainable locations will help minimise air pollution from travel any expected negative impacts.	+	+					
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between this policy and objective.	0	0					
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between this policy and objective.	0	0					
15. Reduce the impact of flooding & sea level rise.	No direct relationship between this policy and objective, although development decision-making will ensure that these issues are taken into account.	0	0					
16. Use land efficiently & minimise contamination.	This policy supports this objective as it protects against unnecessary loss of existing facilities which can help to reduce the need to develop greenfield sites.	+	+					
17. Safeguard soil quality & quantity.	This policy supports this objective as it protects against unnecessary loss of existing facilities which can help to reduce the need to develop greenfield sites.	+	+					
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct link between the policy and this SA objective. Other policies require the enhancement of biodiversity as part of any development scheme and will ensure that this policy is compatible with this objective.	0	0					
19. Protect & enhance the landscape & geological heritage.	This policy supports this objective as it protects against unnecessary loss of existing facilities which can help to reduce the need to develop greenfield sites.	+	+					
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship between the Policy and this SA Objective.	0	0					
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship between the Policy and this SA Objective.	0	0					
Summary		4	10	7 No relationship	0 +/-	0	0	0
The policy has a generally positive association with the SA Objective as it meets the objectives relating to social and economic improvement, cohesive and sustainable communities and sustainable use of land and resources.								

General Policy GN 31 – Town Centre and Local Retail Centre Development			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy supports vibrant and viable town and local centres, and as attractive places to live, visit and socialise will help to maintain balanced populations and communities	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Town and local centres have the potential to support well-being and are frequently the location for a range of facilities including recreation and sports opportunities as part of the range of acceptable use classes.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	Such uses are acceptable within town and local centres provided they are of a scale compatible with the centre.	+	+
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy encourages facilities at locations which are considered to be accessible by sustainable modes of transport including by public transport, walking and cycling.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	However residential uses are accepted in Town Centres in appropriate locations and will help to provide a wide range of housing.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy will be positive for health and well-being, and can help to enable vibrant and cohesive communities as safe and social meeting places. The policy allows for residential uses which will allow for excellent access to a wide range of services and facilities.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	This policy could help to protect and enhance the Welsh language by enabling local social interaction within Welsh speaking communities	+	+

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Vibrant town and local centres offer retail and other commercial employment opportunities in accessible locations	++	++
9. Support a sustainable & diverse local economy	Retail and commercial uses are an element of the local economy and provide a range of employment opportunities at sustainable locations and is considered to be compatible with this objective	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Well located centres which are accessible by public transport, walking and cycling will reduce the need to travel and make a contribution to this objective. Allowing a wide range of uses will encourage re-use of land and buildings, thereby helping to reduce the need to develop greenfield sites.	+	+
11. Maintain & improve air quality.	Whilst town and local centres in sustainable locations will help to minimise any impacts of travel they can also concentrate transport and increase local air pollution issues	--	--
12. Minimise the generation of waste & pollution.	Allowing a wide range of uses will encourage re-use of land and buildings, thereby helping to reduce waste of resources and focussing the impacts of light pollution within existing built areas. Concentrating development in town centres can however increase air pollution..	+/-	+/-
13. Encourage the efficient production, use, reuse & recycling of resources.	Allowing a wide range of uses will encourage re-use of land and buildings, thereby helping meet this SA Objective.	+	+
14. Maintain & protect the quality of inland & coastal water.	Several town centres have developed alongside major rivers and the coast and suffer from flooding incidents during periods of heavy rain, high tides and storm events. Such incidents will negatively impact water quality.	-	-
15. Reduce the impact of flooding & sea level rise.	Several town centres have developed alongside major rivers and the coast and suffer from flooding incidents during periods of heavy rain, high tides and storm events. Encouraging re-use of land and buildings in these locations may oppose efforts to reduce flood risk by relocating to areas of non-flood risk.	--	--

16. Use land efficiently & minimise contamination.	The consideration of economic and environmental aspects, along with other policies of the plan will help contribute to the efficient use of land. Concentration of uses within town centres and helps to minimise the use of green field land and is considered compatible with this policy.					+	+
17. Safeguard soil quality & quantity.	This policy will help minimise the uptake of agricultural land and this policy is considered to be compatible with this objective.					+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The enhancement of biodiversity as part of any development scheme will ensure that this policy is compatible with this objective.					+	+
19. Protect & enhance the landscape & geological heritage.	This policy supports this objective since it will encourage retention of uses and redevelopment at existing centres.					++	++
20. Encourage quality locally distinct design that complements the built heritage.	The policy encourages the re-use of buildings in town centres which typically have considerable numbers of Listed Buildings and Conservation Areas. Retention of historic shopfronts is required.					++	++
21. Protect, enhance & value the built heritage & historic environment.	The policy encourages the re-use of buildings in town centres which typically have considerable numbers of Listed Buildings and Conservation Areas. Retention of historic shopfronts is required.					++	++
Summary	8	9	0 No relationship	1 +/-	0	1	2
<p>Support for retail, commercial and community facilities in places where they are highly accessible by means other than the private car provides a positive relationship with objectives for health and well-being, climate change and economy. The Policy also scores positively on the SA Objectives seeking to protect the built and historic environment. One consequence of the policy seeking to retain the town centres and maximise re-use is a reduction in opportunities to combat flooding, particularly as many of the Centres are situated close to rivers and the coast.</p>							

General Policy GN 32 – Out-of-Centre Retail and Commercial Development

SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy supports vibrant and viable town and local centres, and restricts development away from centres of the retail hierarchy. This approach ensures that facilities remain in locations accessible to all elements of the community and will help to retain a balanced population.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy sets out a hierarchy of locations for new retail and commercial development, promoting the most sustainable locations. It also provides opportunity for such developments which can provide necessary services and facilities to support health and well-being where there is insufficient opportunity in or at the edge of settlements.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship between the Policy and this SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The Policy potentially allows developments in locations only accessible by car.	--	--
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The policy provides opportunities for development that can support vibrant communities which may not otherwise be possible to locate within Settlements. The provision may improve access, but it is likely to increase the need to travel by car.	+/-	+/-
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.	Out of centre developments may provide employment opportunities which would not otherwise be accommodated, but they are unlikely to be accessible to all sections of the population due to the increased need to travel and lack of sustainable transport modes.	+/-	+/-
9. Support a sustainable & diverse local economy	Out of centre developments may provide employment opportunities which would not otherwise be accommodated, but they are likely to increase the need to travel and therefore the overall sustainability of such proposals will be reduced.	+/-	+/-
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The Policy allows developments in the countryside, likely to require considerable areas of greenfield land and in locations only likely to be accessible by car.	--	--
11. Maintain & improve air quality.	The Policy potentially allows developments in locations only accessible by car.	--	--
12. Minimise the generation of waste & pollution.	New development is likely to generate additional waste. The Policy potentially allows developments in locations only accessible by car thereby increasing carbon emissions. Development in the countryside is also likely to increase potential for light pollution	--	--
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy allows for development in the countryside which will increase the use of greenfield sites. This is moderated to some extent by the hierarchical approach to site availability.	-/+	-/+
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between this policy and objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between this policy and objective.	0	0
16. Use land efficiently & minimise contamination.	The policy allows for development in the countryside which will increase the use of greenfield sites. This is moderated to some extent by the hierarchical approach to site availability.	-/+	-/+
17. Safeguard soil quality & quantity.	The policy allows for development in the countryside which will increase the use of greenfield sites. This is moderated to some	-/+	-/+

	extent by the hierarchical approach to site availability.		
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The enhancement of biodiversity as part of any development scheme will ensure that this policy is compatible with this objective.	0	0
19. Protect & enhance the landscape & geological heritage.	The policy allows for development in the countryside which will increase the use of greenfield sites. This is moderated to some extent by the hierarchical approach to site availability.	-/+	-/+
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship with this objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship, although this policy is considered to be compatible with this objective in relation to a justification required for developments.	0	0
Summary +/-		0	2
		7 No relationship	8 +/-
		0	0
		0	4
<p>The policy fails to meet SA Objectives intended to deliver on sustainability through reducing the need to travel, cut pollution and improve air quality. Whilst allowing for provision of goods and services locally, they are unlikely be accessible to all of the population and potentially will use large areas of greenfield land. Mitigation is written in to the policy through the locational hierarchy which will help ensure that the least number of out of centre development are required. Overall the policy has a slightly negative association with the SA Objectives.</p>			

General Policy GN 33 – Farm Diversification			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy complements the plan Strategy and allows appropriate diversification and development in countryside locations which helps develop and maintain a balanced population structure.	++	++
2. Promote & improve human health & well-being through a healthy	Development linked to working farms will help to sustain employment which contributes significantly to health and well-being.	+	+

lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Development proposals may also be linked to improving health and recreational facilities.		
3. Improve education opportunities to enhance the skills & knowledge base.	Appropriate development in countryside locations can help improve education and understanding of the countryside and rural practices.	+	+
4. Minimise the need to travel and encourage sustainable modes of transport.	Appropriate development in countryside locations can help reduce the need to travel, in particular for rural workers, although overall developments are likely to encourage the need to travel and by car	+/-	+/-
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct link exists between this policy and SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Appropriate development in countryside locations can help build safe, vibrant and cohesive rural communities particularly by sustaining working farms. Development proposals can also be linked to providing services and facilities such as farm shops.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	The benefits of supporting communities will also help to sustain the Welsh language within the Welsh language sensitivity areas.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy will help to sustain employment on working farm and create additional jobs through diversification proposals. These will be particularly relevant to the rural population within Plan area.	+	+
9. Support a sustainable & diverse local economy	The policy will help to sustain employment on working farm and create additional jobs through diversification proposals. These will be particularly relevant to the rural population within Plan area.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Any association between the policy and this SA Objective will depend on the particular proposals coming forward.	?	?

11. Maintain & improve air quality.	Appropriate development in countryside locations can help reduce the need to travel, in particular for rural workers, although overall developments are likely to encourage the need to travel and by car	+/-	_-+/-
12. Minimise the generation of waste & pollution.	Appropriate development in countryside locations can help reduce the need to travel, in particular for rural workers, although overall developments are likely to encourage the need to travel and by car	+/-	+/-
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy allows development in the countryside. The need to re-use existing buildings where possible is required which will help to meet this SA Objective.	-/+	-/+
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the Policy and SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the Policy and SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy allows development in the countryside. The need to re-use existing buildings where possible is required which will help to meet this SA Objective.	-/+	-/+
17. Safeguard soil quality & quantity.	The policy allows development in the countryside. The need to re-use existing buildings where possible is required which will help to meet this SA Objective.	-/+	-/+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Any association between the policy and this SA Objective will depend on the particular proposals coming forward.	?	?
19. Protect & enhance the landscape & geological heritage.	The policy allows development in the countryside. The need to re-use existing buildings where possible is required which will help to meet this SA Objective. New buildings should be sited in or adjacent to existing groups.	-/+	-/+
20. Encourage quality locally distinct design that complements the built heritage.	Any association between the policy and this SA Objective will depend on the particular proposals coming forward. Re-using appropriate buildings would help to retain the built heritage.	?	?

21. Protect, enhance & value the built heritage & historic environment.	Any association between the policy and this SA Objective will depend on the particular proposals coming forward. Re-using appropriate buildings would help to retain the built heritage.					?	?
Summary +/-	2	5	3 No relationship	7 +/-	4	0	0
The policy has a positive association with the SA Objectives relating to economic and social benefits. There are negative associations with the Objectives seeking to protect the countryside and safeguard soil and water quality. Development in the countryside is also likely to lead to a greater need to travel and use of private cars. The policy will need to be used in conjunction with other national policies and those in the Plan to mitigate potentially negative or harmful impacts.							

General Policy GN 34 – Conversion or Change of Use of Agricultural Buildings and the Expansion or Alterations to Previously Converted Agricultural Buildings			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy complements the plan Strategy and allows appropriate conversion and change of use of buildings in countryside locations which helps develop and maintain a balanced population structure.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Appropriate development in countryside locations can help promote access to recreation opportunities and also to a clean and healthy environment. Some proposals may relate to health and recreation facilities which may contribute to this Objective but the association will depend on the nature of individual proposals coming forward.	?	?
3. Improve education opportunities to enhance the skills & knowledge base.	Some proposals may relate to health and recreation facilities which may contribute to this Objective but the association will depend on the nature of individual proposals coming forward.	?	?
4. Minimise the need to travel and encourage sustainable modes of transport.	Some proposals may reduce the need distances travelled to facilities and services, particularly for those living in the countryside,	-	-

	but overall they are likely to increase the need to travel and by private car.		
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy allows the conversion of appropriate building to residential uses and further alterations to buildings thereafter which will help to contribute to providing a range of housing.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Allowing the reuse of buildings in the countryside can help to sustain rural communities and depending on the proposals coming forward can improve access to services and facilities, although overall it is likely to increase the need to travel and by car.	+/-	+/-
7. Protect & enhance the role of the Welsh Language & culture.	Allowing the reuse of buildings in the countryside can help to sustain rural communities, including those in the Welsh language-sensitive areas.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy allows for reuse of buildings for employment uses and subsequent extensions and alterations which will help to support changing or expanding businesses. This will be particularly important for the rural economy.	++	++
9. Support a sustainable & diverse local economy	The policy allows for reuse of buildings for employment uses and subsequent extensions and alterations which will help to support changing or expanding businesses. This will be particularly important for the rural economy.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Some proposals may reduce the need distances travelled to facilities and services, particularly for those living in the countryside, but overall they are likely to increase the need to travel and by private car which will increase carbon emissions.	-	-
11. Maintain & improve air quality.	Some proposals may reduce the need distances travelled to facilities and services, particularly for those living in the countryside, but overall they are likely to increase the need to travel and by private car which will increase carbon emissions.	-	-
12. Minimise the generation of waste & pollution.	The policy allows the reuse of buildings in the countryside which will directly contribute to this SA Objective.	++	++

13. Encourage the efficient production, use, reuse & recycling of resources.	The policy allows the reuse of buildings in the countryside which will directly contribute to this SA Objective.	++	++
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the Policy and this SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the Policy and this SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy allows the reuse of buildings in the countryside which will directly contribute to this SA Objective.	++	++
17. Safeguard soil quality & quantity.	The policy allows the reuse of buildings in the countryside which will directly contribute to this SA Objective.	++	++
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy allows the reuse of buildings in the countryside which will contribute to this SA Objective.	+	+
19. Protect & enhance the landscape & geological heritage.	The policy allows the reuse of buildings in the countryside which will directly contribute to this SA Objective.	++	++
20. Encourage quality locally distinct design that complements the built heritage.	The policy includes safeguards to ensure that buildings are appropriate in terms of design and necessary alterations are kept to a minimum.	++	++
21. Protect, enhance & value the built heritage & historic environment.	The policy includes safeguards to ensure that buildings are appropriate in terms of design and necessary alterations are kept to a minimum.	++	++

Summary	9	4	2 No relationship	1 +/-	2	3	0
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Support for the rural economy through the renovation, conversion or change of use of agricultural buildings, and allowing appropriate development in countryside locations, can complement the SA Objectives of the plan, supporting the sustainability of rural communities and natural environment, and protection and enhancement of the historic environment when implemented alongside other plan policies.

General Policy GN 35 – Marinas

SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy has no direct relationship to the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	It is unlikely that the development of new or extensions to marinas, or not, will have any effect on this SA Objective.	0	0
3. Improve education opportunities to enhance the skills & knowledge base.	This policy has no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy requires that proposals for marinas are within or adjoining existing settlements which may assist with making use of sustainable transport and active travel for marina users.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	Modern marinas usually take the form of multi-use developments with an element of new housing included. The development of new marinas may therefore contribute towards provision of housing, an element of which will be expected to be affordable. The extent to which this SA Objective will be met will depend on the scale and type of developments coming forward.	+/?	+/?
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Marinas can contribute to this SA Objective if developed in a manner that supports existing communities.	+/?	+/?
7. Protect & enhance the role of the Welsh Language & culture.	This policy has no direct relationship to the SA Objective.	0	0

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Modern marinas usually take the form of multi-use developments with an element of new employment provision included. The employment activities are usually related to marine activities but increasingly also include recreational and other commercial elements.	+	+
9. Support a sustainable & diverse local economy	Modern marinas usually take the form of multi-use developments with an element of new employment provision included. The employment activities are usually related to marine activities but increasingly also include recreational and other commercial elements..	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	This policy has no direct relationship to the SA Objective.	0	0
11. Maintain & improve air quality.	This policy has no direct relationship to the SA Objective.	0	0
12. Minimise the generation of waste & pollution.	This policy has no direct relationship to the SA Objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	This policy has no direct relationship to the SA Objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	The impact of this policy on the quality of inland and coastal water is uncertain. Both positive and negative impacts might be generated by marinas.	?	?
15. Reduce the impact of flooding & sea level rise.	The impact of this policy on flooding and sea level rise is uncertain. Development of marinas may provide an opportunity for intervention in terms of provision of flood defences but this will depend on the location and nature of proposals coming forward. ,	?	?
16. Use land efficiently & minimise contamination.	This policy has no direct relationship to the SA Objective.	0	0
17. Safeguard soil quality & quantity.	This policy has no direct relationship to the SA Objective.	0	0
18. Maintain, enhance & value biodiversity &	The impact of this policy on biodiversity and promotion of ecosystem resilience is uncertain. There is potential to build marinas in a manner	?	?

promote the resilience of ecosystems.	that will maintain and enhance biodiversity, but there is clearly potential for losses during the construction phase.		
19. Protect & enhance the landscape & geological heritage.	Marinas will have a visual impact on coastal landscapes and seascapes and may affect geological heritage. The extent of that impact and whether it is positive or negative will vary from scheme to scheme, so there is much uncertainty over the likely outcome of the policy.	?	?
20. Encourage quality locally distinct design that complements the built heritage.	It is possible to develop high quality marinas that complement the built heritage (and marine traditions) of coastal communities. However, the impact of each marina will need to be judged on its merits and may vary.	+	+
21. Protect, enhance & value the built heritage & historic environment.	It is possible to develop high quality marinas that complement the built heritage (and marine traditions) of coastal communities. However, the impact of each marina will need to be judged on its merits and may vary.	+	+
Summary No relationship		0	5
		10 No relationship	0 +/-
		6	0
		0	0
<p>Policy GN 29 has the potential to deliver positive outcomes on some of the SA Objectives, for instance by providing new recreational opportunities, quality housing, employment opportunities and community benefits. However, there is much uncertainty over impacts in relation to a number of the SA Objectives, while in other cases the policy does not directly relate to the SA Objective at all.</p>			

General Policy GN 36 – Transport Routes and Improvements			
Five schemes have been safeguarded and these are assessed separately in Appendix 6.			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	This policy has no direct relationship to the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation	The safeguarded transport schemes will promote sustainable travel and will fit in well with active travel aspirations. The policy also requires a hierarchical approach to road	+	+

opportunities & a clean & healthy environment.	improvements, taking all solutions into consideration.		
3. Improve education opportunities to enhance the skills & knowledge base.	This policy has no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The safeguarded transport schemes will promote sustainable travel and will fit in well with active travel aspirations. That has the potential to reduce need to travel. However, other proposals may come forward that may not reduce the need to travel or encourage sustainable travel. The policy also requires a hierarchical approach to road improvements, taking all solutions into consideration.	?+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy has no direct relationship to the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Improvements to the transport network, particularly those included in the policy would contribute positively to this SA Objective by improving access to key services and facilities. The Policy also requires that roadside service areas focus primarily on motorist and travellers needs and not undermine retail provision in settlements.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	This policy has no direct relationship to the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The planned improvements to sustainable transport infrastructure will generally help to improve access for all.	+	+
9. Support a sustainable & diverse local economy	The planned improvements to sustainable transport infrastructure will generally help to improve access for all.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Some of the schemes identified for safeguarding will help facilitate sustainable travel and active travel objectives and hence contribute to delivery of this SA Objective.	+	+

11. Maintain & improve air quality.	Some of the schemes identified for safeguarding will help facilitate sustainable travel and active travel objectives, including journeys on foot and cycle. These will contribute to delivery of this SA Objective. The policy also requires a hierarchical approach to road improvements, taking all solutions into consideration.	+	+
12. Minimise the generation of waste & pollution.	Some of the schemes identified for safeguarding will help facilitate sustainable travel and active travel objectives, including journeys on foot and cycle. These will contribute to delivery of this SA Objective. The policy also requires a hierarchical approach to road improvements, taking all solutions into consideration.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	The Policy requires that permanent land-take is kept to a minimum.	+	+
14. Maintain & protect the quality of inland & coastal water.	The policy requires that the choice of route or site minimises the impact on the natural environment, which helps to achieve this SA Objective.	+	+
15. Reduce the impact of flooding & sea level rise.	This policy has no direct relationship to the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The Policy requires that permanent land-take is kept to a minimum.	++	++
17. Safeguard soil quality & quantity.	The Policy requires that permanent land-take is kept to a minimum.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The Policy requires that the choice of route or site minimises impact on the natural environment and also that permanent land-take is kept to a minimum.	+	+
19. Protect & enhance the landscape & geological heritage.	The Policy requires that the choice of route or site minimises impact on the natural environment and landscape.	+	+
20. Encourage quality locally distinct design that complements the built heritage.	This policy has no direct relationship to the SA Objective.	0	0

21. Protect, enhance & value the built heritage & historic environment.	This policy has no direct relationship to the SA Objective.					0	0
Summary	2	12	7 No relationship	0 +/-	0	0	0
<p>Policy GN 36 has the potential to deliver positive outcomes in relation to improved access to key services and facilities. The safeguarded schemes listed in the policy are intended to improve access via sustainable transport and active travel modes. Whilst others coming forward may include road improvements, there are several safeguards built into the policy that aim to minimise the overall impacts. The policy used in conjunction with national policy and other policies from the Plan will also help to achieve the SA Objectives.</p>							

General Policy GN 37 – Working of Minerals			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	There is no direct relationship between this policy and the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Mineral workings have the potential to adversely impact human health and amenity. The policy requires a hierarchical approach to the working of new sites and that the scale is to serve only the local market and suitable proportion of the regional market.	-/+	-/+
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between this policy and the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Minerals workings are generally out of necessity, in remote locations. The process and location of mineral workings will mean that transportation of material will be necessary and at least some, if not all of the journey will be by road. The scale of impact depends on the location of the minerals workings, but the policy requires that this is limited to serve the local and suitable proportion of the regional market. Provision of local materials and limiting the	-	-

	scale will help to reduce overall transportation of those minerals that are available locally.		
5. Provide a range of high quality housing including affordable housing to meet local needs.	Provision of new housing, including new affordable housing, is dependent on the provision of minerals.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	There is no direct relationship between this policy and the SA Objective.	0	0
7. Protect & enhance the role of the Welsh Language & culture.	The sand and gravel quarry allocation is in a part of Pembrokeshire with high levels of Welsh language usage, and will potentially support local businesses and communities, including provision of new jobs, in this area.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The sand and gravel quarry allocations have potential to provide new employment opportunities as do other elements in these policies.	+	+
9. Support a sustainable & diverse local economy	This suite of policies will help to support the minerals sector of the Pembrokeshire economy.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Minerals workings are generally out of necessity, in remote locations. The process and location of mineral workings will mean that transportation of material will be necessary and at least some, if not all of the journey will be by road. The scale of impact depends on the location of the minerals workings, but the policy requires that this is limited to serve the local and suitable proportion of the regional market. Provision of local materials and limiting the scale will help to reduce overall transportation of those minerals that are available locally.	-	-
11. Maintain & improve air quality.	The winning of minerals affects air quality locally. Minerals workings are generally out of necessity, in remote locations. The process and location of mineral workings will mean that transportation of material will be necessary and at least some, if not all of the journey will be by road. The scale of impact depends on the location of the minerals workings, but the policy requires that this is limited to serve the local	-	-

	and suitable proportion of the regional market. Provision of local materials and limiting the scale will help to reduce overall transportation of those minerals that are available locally.		
12. Minimise the generation of waste & pollution.	The policy requires a hierarchical approach to the working of new sites requiring that needs are first met by secondary or recycled materials. It further requires that the scale or new workings is to serve only the local market and suitable proportion of the regional market. The process and location of mineral workings will mean that transportation of material will be necessary and at least some, if not all of the journey will be by road.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy requires a hierarchical approach to the working of new sites requiring that needs are first met by secondary or recycled materials. It further requires that the scale or new workings is to serve only the local market and suitable proportion of the regional market.	++	++
14. Maintain & protect the quality of inland & coastal water.	The policy requires that provision is made for groundwater protection in new workings.	++	++
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between this policy and the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy requires a hierarchical approach to the working of new sites requiring that needs are first met by secondary or recycled materials. It further requires that the scale or new workings is to serve only the local market and suitable proportion of the regional market. The policy requires that provision is made for groundwater protection in new workings.	++	++
17. Safeguard soil quality & quantity.	Whilst the policy includes safeguards to minimise the need for new minerals workings and protect the environment, ultimately land and soil will be negatively impacted through the working of new minerals sites.	-	-
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Whilst the policy includes safeguards to minimise the need for new minerals workings and protect the environment, ultimately biodiversity and ecosystems are likely to be negatively impacted through the working of new minerals sites. Quarrying operations may produce negative impacts, but after-use and	+/-	+/-

	restoration can confer positive ecological benefits on the affected areas.		
19. Protect & enhance the landscape & geological heritage.	There is uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective. Quarrying operations can have a significant impact on both landscape and geological heritage. However, long-term impacts will often be dependent on the quality of after-use and restoration activities. In some cases, historic quarries have provided landscape interest and access to geological heritage that would not otherwise have been available. However, other Policies in the Plan support this topic area.	?	?
20. Encourage quality locally distinct design that complements the built heritage.	Minerals extracted could be needed to use as building material for development which requires local building material.	+	+
21. Protect, enhance & value the built heritage & historic environment.	Working of minerals is generally destructive, although by necessity sites are remotely located which helps to protect the built heritage. The extent to which the Policy meets this SA Objective will depend on the location of individual proposals.	?	?
Summary		4	5
		4 No relationship	2 +/-
		2	4
		0	0
Whilst the destructive nature of the winning of minerals has negative impacts on several of the SA Objectives, the Policy includes safeguards including minimising the amount of new workings that will be required, protecting ground water and making provision for after-use, restoration and progressive restoration of sites which helps it score positively with several of the SA Objectives.			

General Policy GN 38 – Safeguarding and Prior Extraction of the Mineral Resource			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	There is no direct relationship between these policies and the SA Objective.	0	0

2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	There is no direct relationship between this policy and the SA Objective.	0	0
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between this policy and the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The safeguarding of local minerals resources will help to provide a local supply and potentially reduce the need to import materials from elsewhere, thus reducing transportation requirements.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	Provision of new housing, including new affordable housing, is dependent on the provision of minerals.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	There is no direct relationship between this policy and the SA Objective.	0	0
7. Protect & enhance the role of the Welsh Language & culture.	There is no direct relationship between this policy and the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	There is no direct relationship between this policy and the SA Objective.	0	0
9. Support a sustainable & diverse local economy	This policy will help to support the minerals sector of the Pembrokeshire economy.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The safeguarding of local minerals resources will help to provide a local supply and potentially reduce the need to import materials from elsewhere, thus reducing transportation requirements.	+	+
11. Maintain & improve air quality.	The safeguarding of local minerals resources will help to provide a local supply and potentially reduce the need to import materials	+	+

	from elsewhere, thus reducing transportation requirements.		
12. Minimise the generation of waste & pollution.	The safeguarding of local minerals resources will help to provide a local supply and potentially reduce the need to import materials from elsewhere, thus reducing transportation requirements.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	The Policy allows for prior extraction of minerals and subsequent use of the land for other purposes which encourages efficient use of land.	+	+
14. Maintain & protect the quality of inland & coastal water.	There is no direct relationship between this policy and the SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between this policy and the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The Policy is intended to protect mineral resources. It also allows for prior extraction of minerals and subsequent use of the land for other purposes which encourages efficient use of land.	++	++
17. Safeguard soil quality & quantity.	There is no direct relationship between this policy and the SA Objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	There is no direct relationship between this policy and the SA Objective.	0	0
19. Protect & enhance the landscape & geological heritage.	There is uncertainty over whether this policy will provide positive or negative outcomes in the context of this SA Objective. Quarrying operations can have a significant impact on both landscape and geological heritage, but the location is dictated by the availability of the minerals. Long-term impacts will often be dependent on the quality of after-use and restoration activities. In some cases, historic quarries have provided landscape interest and access to geological heritage that would not otherwise have been available.	?	?
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between this policy and the SA Objective.	0	0

21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between this policy and the SA Objective.					0	0
Summary (No relationship)	2	6	12 No relationship	0 +/-	1	0	0
The policy is one of safeguarding a resource required to meet several of the SA Objectives, including provision of housing. Safeguarding the resource locally also helps to meet the SA Objectives that reduce the need to transport minerals over longer distances. For most of the SA Objectives however there is no direct relationship with this Policy.							

General Policy GN 39 – Secondary Aggregates and Recycled Waste Minerals			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	There is no direct relationship between these policies and the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	There is no direct relationship between this policy and the SA Objective.	0	0
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between this policy and the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy requires that materials are transported by rail or water where feasible which will contribute towards meeting this SA Objective.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	Provision of new housing, including new affordable housing, is dependent on the provision of minerals.	+	+
6. Build safe, vibrant & cohesive communities	There is no direct relationship between this policy and the SA Objective.	0	0

which have improved access to key services and facilities.			
7. Protect & enhance the role of the Welsh Language & culture.	There is no direct relationship between this policy and the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	There is no direct relationship between this policy and the SA Objective.	0	0
9. Support a sustainable & diverse local economy	This policy will help to support the minerals sector of the Pembrokeshire economy.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy requires that materials are transported by rail or water where feasible which will contribute towards meeting this SA Objective.	+	+
11. Maintain & improve air quality.	The policy requires that materials are transported by rail or water where feasible which will contribute towards meeting this SA Objective.	+	+
12. Minimise the generation of waste & pollution.	The policy will directly help to reduce waste. It also requires that materials are transported by rail or water where feasible which will contribute towards meeting this SA Objective.	++	++
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy will directly help to make efficient use and recycling of resources.	++	++
14. Maintain & protect the quality of inland & coastal water.	The policy requires that there is provision for groundwater protection.	+	+
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between this policy and the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy will directly help to make efficient use and recycling of resources thus reducing the need for new minerals sites.	++	++
17. Safeguard soil quality & quantity.	The policy will directly help to make efficient use and recycling of resources thus reducing	++	++

	the need for new minerals sites which are generally greenfield sites.		
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy will directly help to make efficient use and recycling of resources thus reducing the need for new minerals sites which are generally greenfield sites.	+	+
19. Protect & enhance the landscape & geological heritage.	The policy will directly help to make efficient use and recycling of resources thus reducing the need for new minerals sites which are generally greenfield sites.	++	++
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between this policy and the SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between this policy and the SA Objective.	0	0
Summary (No relationship)		6	6
		9 No relationship	0 +/-
		0	0
		0	0
This Policy scores highly against the SA Objectives intended to make efficient use of land and other resources, protecting the landscape, natural and built environment, as well as supporting economic objectives.			

General Policy GN 40 – Buffer Zones Around Mineral Sites			
SA Objective	Commentary/ Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	No direct relationship between the policy and this SA objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy will help to ensure that housing is not adversely affected by minerals workings which will contribute to well-being and a healthy lifestyle.	+	+
3. Improve education opportunities to enhance	No direct relationship with this objective.	0	0

the skills & knowledge base.			
4. Minimise the need to travel and encourage sustainable modes of transport.	No direct link between the policy and the SA Objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	No direct relationship with this objective.	0	0
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct relationship with this objective.	0	0
11. Maintain & improve air quality.	This policy will help to safeguard air quality by ensuring that sensitive development is not adversely affected by minerals workings.	++	++
12. Minimise the generation of waste & pollution.	This policy will help to safeguard air quality by ensuring that sensitive development is not adversely affected by minerals workings but it will not reduce overall pollution.	+/-	+/-
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0

14. Maintain & protect the quality of inland & coastal water.	No direct relationship with this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship with this objective.	0	0
16. Use land efficiently & minimise contamination.	This policy will help to reduce contamination by protecting sensitive development from the harmful effects of minerals workings.	+	+
17. Safeguard soil quality & quantity.	No direct relationship with this objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct relationship with this objective.	0	0
19. Protect & enhance the landscape & geological heritage.	This policy may help to reduce the visual impacts of minerals sites, although some types of development will be permitted within the buffer zones and so the extent to which the SA Objective is met will depend on individual proposals coming forward.	?	?
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship with this SA objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	Buffer zones will protect sensitive development which will include built heritage from new minerals workings.	++	++
Summary (No relationship)		2	2
		15 No relationship	1 +/-
		1	0
		0	0

The policy is intended to mitigate against the impacts of minerals extraction and so scores positively against the SA Objectives intended to promote health and well-being and protection of the built and historic environment. The policy does not have a direct relationship with many of the objectives.

General Policy GN 41 – Protection of National Statutory Environmental Designations

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 SA objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy specifically supports protection and provision of environmental designations and the recreational and healthy opportunities it provides.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship with this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	No direct link between the policy and the SA Objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The protection of environmental designations can provide a local facility and will contribute to this objective.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Protection of environmental designations will help alleviate contribution to climate change impacts and can act as green breathing spaces.	++	++
11. Maintain & improve air quality.	The protection of environmental designations will be of significant, direct benefit to this objective.	++	++
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	River corridors and the coastline form part of the protected environmental designations and this policy will have significant positive impacts on this SA objective.	++	++
15. Reduce the impact of flooding & sea level rise.	Protection of environmental designations has a direct relationship with mitigating the impact of climate change and reducing surface water runoff.	+	+
16. Use land efficiently & minimise contamination.	There is no direct relationship between the Policy and this SA Objective.	0	0
17. Safeguard soil quality & quantity.	This policy is directly compatible and will have a significant positive impact by safeguarding soil quality and quantity.	++	++
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will directly compatible and will have a significant positive impact by maintaining and protecting the existing environmental designations.	++	++
19. Protect & enhance the landscape & geological heritage.	This policy will directly compatible and will have a significant positive impact by maintaining and protecting the existing environmental designations and the landscape and geological heritage.	++	++
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship with this SA objective.	0	0

21. Protect, enhance & value the built heritage & historic environment.	No direct relationship with this SA objective.					0	0
Summary (No relationship)	7	2	12 No relationship	0 +/-	0	0	0
This policy will directly implement objectives of the Plan and is beneficial in relation to environmental objectives of enhancing biodiversity, sustainability, ecosystems and landscape protection. It has many social benefits for education, health and well-being and building cohesive communities as it protects and important resource. Whilst there are no direct economic benefits there may be indirect benefits from tourism or recreational and educational opportunities.							

General Policy GN 42 – Protection of Local Nature Reserves, Regionally Important Geodiversity Sites and Peat Deposits			
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 with this SA objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy specifically supports protection and provision of Green Infrastructure and the recreational and healthy opportunities it provides.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship with this SA objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	No direct relationship with this SA objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	0	0

6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Improved and increased Green Infrastructure can provide a local facility and will contribute to this objective.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Green Infrastructure will help alleviate contribution to climate change impacts and can act as green breathing spaces.	+	+
11. Maintain & improve air quality.	Protection of Green Infrastructure will be of direct benefit to this objective.	+	+
12. Minimise the generation of waste & pollution.	The policy will help to reduce pollution of the natural environment by directing development away from the most sensitive locations.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	River corridors and the coastline are considered to be Green Infrastructure and this policy is considered to be compatible with this objective since it will maintain and enhance GI.	+	+
15. Reduce the impact of flooding & sea level rise.	Provision of Green Infrastructure has a direct relationship with mitigating the impact of climate change through SUDS, and green breathing spaces.	+	+
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0

17. Safeguard soil quality & quantity.	This policy is compatible with this policy as much of Green Infrastructure to be beneficial to biodiversity requires good soil ecology.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will directly implement this objective through protection and enhancement of the natural environment and biodiversity.	++	++
19. Protect & enhance the landscape & geological heritage.	The Policy protects important geodiversity sites and also the wider natural landscape.	++	++
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship between the Policy and this SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship between the Policy and this SA Objective.	0	0
Summary (No relationship)		2	8
		11 No relationship	0 +/-
		0	0
		0	0
This policy will directly implement objectives of the Plan and is beneficial in relation to biodiversity, sustainability, ecosystems, health and well-being as it provides a range of opportunities to enjoy nature, recreation and sport.			

General Policy GN 43 – Protection of Trees, Woodlands and Hedgerows			
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 SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy specifically supports protection and provision of Green Infrastructure and the recreational and healthy opportunities it provides.	+	+

3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship between the Policy and this SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	No direct relationship between the Policy and this SA Objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	No direct relationship between the Policy and this SA Objective.	0	0
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	GI Protection of trees, woodland and hedgerows can directly help alleviate contribution to climate change impacts and can act as green breathing spaces.	++	++
11. Maintain & improve air quality.	The protection of trees, woodland and hedgerows will be of direct benefit to this objective.	+	+
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0

14. Maintain & protect the quality of inland & coastal water.	Protection of trees, woodland and hedgerows can reduce flooding and water flow and thus contribute directly to this SA Objective.	++	++
15. Reduce the impact of flooding & sea level rise.	Protection of trees, woodland and hedgerows can reduce flooding and water flow and thus contribute directly to this SA Objective.	++	++
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0
17. Safeguard soil quality & quantity.	This policy is compatible with this SA Objective as protection and planting of additional trees, woodlands and hedgerows can reduce surface water run-off and therefore mitigation against soil erosion.	++	++
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Protection of and planting of additional trees, woodlands and hedgerows will directly meet this SA Objective.	++	++
19. Protect & enhance the landscape & geological heritage.	Trees, woodlands and hedgerows are a critical element of the landscape and so the policy directly meets this SA Objective.	++	++
20. Encourage quality locally distinct design that complements the built heritage.	Trees, woodland and hedgerows are frequently distinguishable and prominent features and an important element of overall design. Such elements are frequently safeguarded as part of development proposals.	++	++
21. Protect, enhance & value the built heritage & historic environment.	Trees, woodland and hedgerows can be an important element of the historic environment, particularly where they are protected Preservation Orders or are within Conservation Areas and contribute directly to this SA Objective.	++	++✓

Summary (No relationship)	8	2	11 No relationship	0 +/-	0	0	0
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This policy will directly implement objectives of the Plan and is beneficial in relation to biodiversity, sustainability, ecosystems, health and well-being as it provides a range of opportunities to enjoy nature, recreation and sport. Trees, woodlands and hedgerows are important features of the landscape and the historic environment. They also assist with natural flood prevention, reducing the effects of climate change and protecting soil and water quality. There are widespread benefits to protecting these features reflecting in the positive relationship of this policy with many of the SA Objectives.

General Policy GN 44 – Protection and Enhancement of Biodiversity			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	There is no direct relationship between the Policy and this SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy specifically supports protection and provision of Green Infrastructure and the recreational and healthy opportunities it provides.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between the Policy and this SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Increased opportunities for access to green infrastructure in local areas will improve the potential for communities to access them without the need to travel.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	Provision of green infrastructure is a principle of good design and contributes to the overall quality of new housing and affordable housing.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Improved and increased GI can provide a local facility and will contribute to the vibrancy of communities.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible	No direct relationship with this objective.	0	0

to all sections of the population.			
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	GI will have a direct help to alleviate contribution to climate change impacts and can act as green breathing spaces and reduce water run-off and flooding.	++	++
11. Maintain & improve air quality.	The provision of GI will be of direct benefit to this objective.	++	++
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	River corridors and the coastline are considered to be green infrastructure and this policy is considered to be compatible with this objective.	++	++
15. Reduce the impact of flooding & sea level rise.	Including green infrastructure within developments will help to provide sustainable drainage systems, and control surface water run-off thereby reducing flood risk.	+	+
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0
17. Safeguard soil quality & quantity.	Including green infrastructure within developments will help to provide sustainable drainage systems, and control surface water run-off thereby helping to control soil erosion. Green infrastructure more generally will also help to maintain or improve soil quality.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will directly implement this objective through increased GI provision.	++	++

19. Protect & enhance the landscape & geological heritage.	Green infrastructure is an important element of landscapes and can relate to geological features and there is a positive relationship with this policy.	++	++					
20. Encourage quality locally distinct design that complements the built heritage.	Trees, woodland and hedgerows are frequently distinguishable and prominent features and an important element of overall design. Such elements are frequently safeguarded as part of development proposals.	+	+					
21. Protect, enhance & value the built heritage & historic environment.	Trees, woodland and hedgerows can be an important element of the historic environment, particularly where they are protected Preservation Orders or are within Conservation Areas and contribute directly to this SA Objective.	+	+					
Summary (No relationship)		6	7	8 No relationship	0 +/-	0	0	0
This policy will directly implement objectives of the Plan and is beneficial in relation to biodiversity, sustainability, ecosystems, health and well-being as it provides a range of opportunities to enjoy and access nature and open green spaces for recreational activities. There are also positive effects on reducing flood risk and protecting soil and water quality.								

General Policy GN 45 – Green Infrastructure			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	There is no direct relationship between the Policy and this SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy specifically supports protection and provision of Green Infrastructure and the recreational and healthy opportunities it provides.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between the Policy and this SA Objective.	0	0

4. Minimise the need to travel and encourage sustainable modes of transport.	Increased opportunities for access to green infrastructure in local areas will improve the potential for communities to access them without the need to travel.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	Provision of green infrastructure is a principle of good design and contributes to the overall quality of new housing and affordable housing.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Improved and increased GI can provide a local facility and will contribute to the vibrancy of communities.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	GI will have a direct help to alleviate contribution to climate change impacts and can act as green breathing spaces and reduce water run-off and flooding.	++	++
11. Maintain & improve air quality.	The provision of GI will be of direct benefit to this objective.	++	++
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	River corridors and the coastline are considered to be green infrastructure and this policy is considered to be compatible with this objective.	++	++

15. Reduce the impact of flooding & sea level rise.	Including green infrastructure within developments will help to provide sustainable drainage systems, and control surface water run-off thereby reducing flood risk.	+	+					
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0					
17. Safeguard soil quality & quantity.	Including green infrastructure within developments will help to provide sustainable drainage systems, and control surface water run-off thereby helping to control soil erosion. Green infrastructure more generally will also help to maintain or improve soil quality.	+	+					
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will directly implement this objective through increased GI provision.	++	++					
19. Protect & enhance the landscape & geological heritage.	Green infrastructure is an important element of landscapes and can relate to geological features and there is a positive relationship with this policy.	++	++					
20. Encourage quality locally distinct design that complements the built heritage.	Trees, woodland and hedgerows are frequently distinguishable and prominent features and an important element of overall design. Such elements are frequently safeguarded as part of development proposals.	+	+					
21. Protect, enhance & value the built heritage & historic environment.	Trees, woodland and hedgerows can be an important element of the historic environment, particularly where they are protected Preservation Orders or are within Conservation Areas and contribute directly to this SA Objective.	+	+					
Summary (No relationship)		6	7	8 No relationship	0 +/-	0	0	0
This policy will directly implement objectives of the Plan and is beneficial in relation to biodiversity, sustainability, ecosystems, health and well-being as it provides a range of opportunities to enjoy and access nature and open green spaces for recreational activities. There are also positive effects on reducing flood risk and protecting soil and water quality.								

General Policy GN 46 – Coastal Change

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	There is no direct relationship between the Policy and this SA Objective.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The restriction on new residential development in areas of flood risk will assist in maintaining health and well-being and this policy is considered to be compatible with the objective.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship with this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	No direct relationship with this objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy will assist in improving the quality of housing by reducing flood risk over time.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy will directly contribute towards building safe and vibrant communities by restricting new development in locations at risk of flooding. This will include residential uses and key services.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	The policy will help to sustain local economies by reducing the risk of flooding over time.	+	+

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	This approach will help prevent and reduce climate change impacts on individuals. It does not however, of itself, address climate change.	0	0
11. Maintain & improve air quality.	No direct relationship with this objective.	0	0
12. Minimise the generation of waste & pollution.	The consequences of flood can be leaching of pollution and waste into flood waters. This policy will assist in achieving this objective.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	The consequences of flood can be leaching of pollution and waste into flood waters and subsequently into river corridors and the coastline. This policy will contribute to this objective.	+	+
15. Reduce the impact of flooding & sea level rise.	This policy will contribute to this objective through avoidance of increased impact, although it will not reduce impacts for existing residents in flood risk areas.	+/-	+/-
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0
17. Safeguard soil quality & quantity.	The Policy will not achieve this SA Objective and soil quality and quantity will be impacted by erosion and inundation of the sea. It may provide opportunities for the creation of new saltwater habitats.	-/+	-/+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The Policy will not achieve this SA Objective and biodiversity and ecosystems will be impacted by erosion and inundation of the sea. It may provide opportunities for the creation of new saltwater habitats.	-/+	-/+
19. Protect & enhance the landscape & geological heritage.	The Policy will not achieve this SA Objective the landscape and geological heritage will be impacted by erosion and inundation of the sea. It may help to create new opportunities to explore geological heritage.	-/+	-/+
20. Encourage quality locally distinct design	No direct relationship with this objective.	0	0

that complements the built heritage.			
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship with this objective.	0	0
Summary (No relationship)	0	7	10 No relationship
	4 +/-	0	0
The policy will help stop increased risks of flooding, but will do little to reduce risk for the land and buildings within the identified areas. Whilst coastal change cannot often be prevented, allowing natural adaptation of the coast can assist with creating new habitats or exposing elements of the geological and historic heritage.			

General Policy GN 47 – Water Quality and Protection of Water Resources			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The policy has no direct relationship with the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The focus of this policy is the efficient use of water resources and improving water quality. As such, it has significant potential to help deliver a clean and healthy environment. Many recreational activities are directly related to watercourses in the plan area, so improving river water quality will bring significant benefits to water users.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	The policy has no direct relationship with the SA objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy has no direct relationship with the SA objective.	0	0
5. Provide a range of high quality housing including affordable	The policy has no direct relationship with the SA objective. However, it does make reference to important requirements with regard to water quality and use of SuDS schemes which will	0	0

housing to meet local needs.	need to be taken into account in bringing forward new housing schemes.		
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The policy has no direct relationship with the SA objective. However, it may indirectly help to meet the requirements of this SA objective through its various requirements relating to water quality.	0	0
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship with the SA objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy has no direct relationship with the SA objective.	0	0
9. Support a sustainable & diverse local economy	The policy has no direct relationship with the SA objective, although it could be argued that its provisions with regard to water quality will help to support a sustainable and diverse local economy.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy has no direct relationship with the SA objective, although it does relate to other aspects of environmental protection and enhancement.	0	0
11. Maintain & improve air quality.	The policy has no direct relationship with the SA objective, although it does relate to other aspects of environmental protection and enhancement.	0	0
12. Minimise the generation of waste & pollution.	The policy requires development proposals to make efficient use of water resources and to contribute to improvement of water quality. It also requires the use of SuDS schemes wherever technically feasible and seeks to safeguard watercourses and to protect sensitive SACs, which include the Cleddau and Teifi river catchments in Pembrokeshire.	++	++
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy requires the efficient use of water resources and seeks improvements to water quality.	++	++

14. Maintain & protect the quality of inland & coastal water.	The policy requires the efficient use of water resources, and seeks improvements to water quality. It specifies that development proposals will be permitted where they do not have an adverse effect upon water resources, water quality, fisheries, nature conservation, public access or water related recreation use in the Plan area. The policy also advocates use of SuDS schemes where technically feasible, seeks to safeguard watercourses and requires development proposals to demonstrate that there are no adverse effect on the integrity of SACs.	++	++
15. Reduce the impact of flooding & sea level rise.	By requiring that development proposals make efficient use of water resources and contribute towards improvements to water quality, the policy may be able to reduce the impact of flooding. The use of SuDS is required by the policy, wherever feasible, and that will contribute towards reducing the likelihood and impacts of flooding. Sea level rise takes place at a national level, so it is difficult to make a direct link between the policy and future changes to sea levels.	+	+
16. Use land efficiently & minimise contamination.	The policy requires the efficient use of water resources (rather than land) and seeks improvements to water quality. It requires the use of SuDS in development proposals wherever technically feasible. It promotes safeguarding of watercourses and it requires development proposals to demonstrate there is no adverse effects on riverine (non-tidal) parts of SAC rivers. As such, it is likely to reduce risk of land contamination.,	+	+
17. Safeguard soil quality & quantity.	Amongst other things, this policy requires use of SuDS wherever technically feasible. That may help to safeguard soil quality and quantity indirectly. For instance, attenuation ponds can slow the runoff of surface water from developments onto nearby land and into nearby watercourses and in so doing may reduce the risk of soil erosion.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The protection of water resources, water quality, fisheries and elements of nature conservation are referenced in this policy, as are use of SuDS, safeguarding of watercourses and the requirement that development doesn't have an adverse effect on riverine SACs.	++	++

	These will, in turn, enhance biodiversity and promote ecosystem resilience.		
19. Protect & enhance the landscape & geological heritage.	The policy has no direct relationship with the SA objective.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	The policy has no direct relationship with the SA objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	The policy has no direct relationship with the SA objective.	0	0
Summary (No relationship)		5	3
		13 No relationship	0 +/-
		0	0
There are five instances where a strong positive correlation is identified between an SA Objective and the policy, with three more occasions where a weaker but still positive association has been found to exist. In the other cases, there was no direct relationship between the policy and the SA objective, although in some of these cases there might be an indirect relationship.			

General Policy GN 48 – Green Wedges			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	There is no direct relationship between the Policy and this SA Objective.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy specifically supports protection of green space surrounding urban areas and hence the recreational and healthy opportunities it provides.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between the Policy and this SA Objective.	0	0
4. Minimise the need to travel and encourage	Increased opportunities for access to green space in local areas will improve the potential	+	+

sustainable modes of transport.	for communities to access them without the need to travel.		
5. Provide a range of high quality housing including affordable housing to meet local needs.	There is no direct relationship between the Policy and this SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Access to green space surrounding urban areas can provide a local facility and can contribute to this objective.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Green Wedges will help alleviate contribution to climate change impacts and can act as green breathing spaces.	++	++
11. Maintain & improve air quality.	The provision of Green Wedges will be of direct benefit to this objective.	++	++
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	This policy is considered to be compatible with this objective.	+	+
15. Reduce the impact of flooding & sea level rise.	Provision of green space through Green Wedges has a direct relationship with mitigating	+	+

	the impact of climate change through SUDS, water capture.		
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0
17. Safeguard soil quality & quantity.	This policy is compatible with this policy as much of Green Wedges protect the land surrounding urban areas and can be beneficial to good soil ecology.	++	++
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will directly implement this objective through increased green open land provision.	++	++
19. Protect & enhance the landscape & geological heritage.	Green Wedges protect and enhance the landscapes and can relate to geological features and therefore can have a positive impact on this objective.	++	++
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between green wedges and this objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	Protection of green space can complement the protection and enhancement of built heritage and historic environment.	+	+
Summary (No relationship)		6	6
		9 No relationship	0 +/-
		0	0
		0	0
<p>This policy will directly implement objectives of the Plan and is beneficial in relation to biodiversity, sustainability, ecosystems, health and well-being as it provides a range of opportunities to access green space outside of the urban areas and protects from the coalescence of settlements.</p>			

General Policy GN 49 – Landscape			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?

1. Develop & maintain a balanced population structure.	There is no direct relationship between the Policy and this SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Well-designed proposals that protect and enhance the landscape will help to create a healthy environment and make a positive contribution to this SA Objective.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between the Policy and this SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	There is no direct relationship between the Policy and this SA Objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	High quality housing will be achieved through proposals being well-integrated in the landscape.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	There is no direct relationship between the Policy and this SA Objective.	0	0
7. Protect & enhance the role of the Welsh Language & culture.	There is no direct relationship between the Policy and this SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Protecting the landscape from harmful impacts caused by development will help to protect against loss of features, including undeveloped land, trees and woodland that help to reduce the impacts of climate change.	+	+

11. Maintain & improve air quality.	There is no direct relationship between the Policy and this SA Objective.		0	0			
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.		0	0			
13. Encourage the efficient production, use, reuse & recycling of resources.	Protection of the landscape will help to encourage the re-use of brownfield sites and sites within settlements.		+	+			
14. Maintain & protect the quality of inland & coastal water.	Rivers, lakes and the coast are an important element of the landscape and ensuring development does not cause harm to these features will help to meet this SA Objective.		+	+			
15. Reduce the impact of flooding & sea level rise.	The natural landscape is an important element of flood defences and its protection from harmful developments will help to achieve this SA Objective.		+	+			
16. Use land efficiently & minimise contamination.	Protection of the landscape will help to encourage the re-use of brownfield sites and sites within settlements.		+	+			
17. Safeguard soil quality & quantity.	Protection of the landscape will help to encourage the re-use of brownfield sites and sites within settlements which in turn will help safeguard soil.		+	+			
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Protection of the landscape will also directly contribute towards this SA Objective.		0+	+			
19. Protect & enhance the landscape & geological heritage.	This policy will directly implement this objective.		++	++			
20. Encourage quality locally distinct design that complements the built heritage.	This policy will directly implement this objective as it seeks to ensure that landscape impact is acceptable.		++	++			
21. Protect, enhance & value the built heritage & historic environment.	This policy will directly implement this objective as it seeks to ensure that landscape impact is acceptable.		++	++			
Summary (No relationship)	3	9	9 No relationship	0 +/-	0	0	0
This policy will ensure that unacceptably adverse impact on landscape through development does not take place. There is however likely to be an impact on landscape from development, and judgements will be required to ensure that they are acceptable. It aligns closely with							

objectives relating to landscape and its protection. Whilst this will be largely visual impact, this can have consequential benefits for biodiversity and health and well-being of enjoyment of the landscape.

General Policy GN 50 – Maintenance and Enhancement of Biodiversity - Deleted

General Policy GN 51 – Protection and Creation of Outdoor Recreation Areas

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 provision and retention of recreational open space provides opportunities for all sections of the population, and is considered to help contribute to this objective.	+	+
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This approach will make a direct contribution to this objective through protecting and improving opportunities for recreation.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	Recreational and sporting activities are an important element of education and skills enhancement and the Policy will help to ensure that opportunities to partake in such activities is protected.	+	+
4. Minimise the need to travel and encourage sustainable modes of transport.	Retaining recreational opportunities which are well related to existing populations will help to reduce the need to travel to alternative provision.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	Planning obligations are used to ensure provision of recreational and playing facilities within appropriate residential developments as they are regarded as an important element of good quality housing. The Policy will help to meet this SA Objective.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Recreational, sporting and play facilities are key facilities. Well planned and located recreational facilities are an integral part of safe, vibrant and cohesive communities.	++	++

7. Protect & enhance the role of the Welsh Language & culture.	This policy is compatible as it may encourage social interaction and provide opportunities to communicate in Welsh within Welsh language communities.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Protection of sports facilities will contribute to ensuring that employment opportunities are available within this sector.	+	+
9. Support a sustainable & diverse local economy	Protection of sports facilities will contribute to ensuring that employment opportunities are available within this sector.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Open space and recreation fields can help to provide natural flood defences, particularly within built areas. They can also be incorporated as SuDS into new developments.	+	+
11. Maintain & improve air quality.	Open space and recreational facilities which are protected, incorporated into new developments and located to best meet community needs will help provide green areas within the urban environment and opportunities for active travel, walking and cycling which will all help to achieve this SA Objective.	+	+
12. Minimise the generation of waste & pollution.	Protecting leisure routes will help with promotion of active travel and therefore contribute towards minimising pollution.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	Protection of recreational spaces will help to encourage the efficient use of land.	+	+
14. Maintain & protect the quality of inland & coastal water.	No direct relationship with this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	Open space and recreation fields can help to provide natural flood defences, particularly within built areas. They can also be incorporated as SuDS into new developments.	+	+
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0
17. Safeguard soil quality & quantity.	No direct relationship with this objective.	0	0

18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Outdoor recreation areas are an integral part of the Green Infrastructure network and directly contribute towards meeting this SA Objective.	++	++				
19. Protect & enhance the landscape & geological heritage.	No direct relationship with this objective.	0	0				
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship with this objective.	0	0				
21. Protect, enhance & value the built heritage & historic environment.	Some leisure routes and other green spaces are part of the historic environment, forming original means of transport, communication and formerly used for other aspects of daily life. Their protection will directly meet this SA Objective.	+	+				
Summary	3	13	5 No relationship	0 +/-	0	0	0
The policy has a positive relationship with the majority of the SA Objectives. The protection of green space and recreational facilities is a central element of vital and strong communities, contributing positively to the built environment and local economy. It also assists in limiting the causes and effects of climate change and protects biodiversity and the historic environment.							

General Policy GN 52 – Protection of Open Spaces with Amenity Value			
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 SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Open space can directly benefit informal recreation and contributes to health and well-being.	++	++
3. Improve education opportunities to enhance	No direct relationship with this objective.	0	0

the skills & knowledge base.			
4. Minimise the need to travel and encourage sustainable modes of transport.	Opportunities to enjoy the amenity value of open space in local areas will help support this objective as people will not be compelled to travel.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	Amenity space within development will contribute towards providing good quality housing.	+	+
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Well planned and located amenity open space can help to build safe and cohesive communities with access to local facilities.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship between the Policy and this SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Amenity space within developments can be used for SuDS. Planting with trees can also help mitigate the impact of climate change.	+	+
11. Maintain & improve air quality.	Retention of amenity open space is compatible with this objective as it has the potential to disperse pollution.	+	+
12. Minimise the generation of waste & pollution.	Amenity space within development can be used for SuDS, thus reducing the flow of surface water into the sewage system and helping to reduce pollution spills during wet weather.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0

14. Maintain & protect the quality of inland & coastal water.	Amenity space within development can be used for SuDS, thus reducing the flow of surface water into the sewage system and helping to reduce pollution spills during wet weather.	+	+					
15. Reduce the impact of flooding & sea level rise.	Amenity space within developments can be used for SuDS which helps to control flooding.	+	+					
16. Use land efficiently & minimise contamination.	Amenity space within development can be used for SuDS, thus reducing the flow of surface water into the sewage system and helping to reduce pollution spills during wet weather.	+	+					
17. Safeguard soil quality & quantity.	No direct relationship with this objective.	0	0					
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Amenity areas are an integral part of the Green Infrastructure network and directly contribute towards meeting this SA Objective.	++	++					
19. Protect & enhance the landscape & geological heritage.	Sensitive areas within wider development sites can sometimes be used as amenity areas, thereby helping to protect the landscape but the extent to which this meets this SA Objective will depend on the nature of individual proposals.	?	?					
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship with this objective however this policy seeks to ensure that any development makes a positive contribution to the built environment and is considered compatible with this objective.	0	0					
21. Protect, enhance & value the built heritage & historic environment.	Areas of historic integrity within wider development sites can sometimes be used as amenity areas, thereby helping to protect them but the extent to which this meets this SA Objective will depend on the nature of individual proposals.	?	?					
Summary		2	9	8 No relationship	0 +/-	2	0	0
The policy has a positive relationship with the majority of the SA Objectives and demonstrates the importance of amenity open space on health and well-being, and potential to benefit biodiversity and reduce the impact of pollution.								

General Policy GN 53 – Community Growing Spaces

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 SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy specifically supports protection and provision of green infrastructure and the recreational and healthy opportunities it provides. Growing food for the community demonstrates positivity towards a healthy lifestyle.	++	++
3. Improve education opportunities to enhance the skills & knowledge base.	Strong, positive relationship as community growing spaces can be used as an important educational resource.	+	+
4. Minimise the need to travel and encourage sustainable modes of transport.	Positive impact as increased opportunities for access to community growing spaces in local areas will improve the potential for communities to access without the need to travel. The policy requires that sites are within, adjoining or well-related to communities and can be accessed by active means of travel.	++	++
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Increased opportunities for community growing spaces can provide a local facility and will contribute to this objective. Growing food for the community demonstrates positivity towards a healthy lifestyle.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible	No direct relationship with this objective.	0	0

to all sections of the population.			
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Community growing spaces will help alleviate contribution to climate change impacts and can act as green breathing spaces.	+	+
11. Maintain & improve air quality.	The provision of GI will be of direct benefit to this objective.	+	+
12. Minimise the generation of waste & pollution.	The ability for communities to grow their own food can contribute to reducing waste from food packaging. Composting of waste will also contribute to achieving this SA Objective.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship with this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship with this objective.	0	0
16. Use land efficiently & minimise contamination.	Criterion 4 of the policy seeks to minimise contamination out of the food production through the use of raised beds or other measures.	+	+
17. Safeguard soil quality & quantity.	This policy is compatible with this policy as community growing spaces would protect soil quantity and quality.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will directly implement this objective through increased green infrastructure provision.	+	+
19. Protect & enhance the landscape & geological heritage.	There is a direct relationship between the policy and the SA Objective. Criterion 6 requires the proposal to have an acceptable visual impact on the character and value of the landscape, or where the proposal is within a Green Wedge	+	+

		designation, the undeveloped character and openness of the land would be retained.					
20. Encourage quality locally distinct design that complements the built heritage.		There is a direct relationship between the policy and the SA Objective. Criterion 5 requires the proposal to protect or enhance the historic or heritage value of the site or surroundings		+	+		
21. Protect, enhance & value the built heritage & historic environment.		There is a direct relationship between the policy and the SA Objective. Criterion 5 requires the proposal to protect or enhance the historic or heritage value of the site or surroundings		+	+		
Summary	2	11	8 No relationship	0 +/-	0	0	0
This policy would enable community growing spaces which are beneficial in relation to biodiversity, sustainability, ecosystems, community cohesion and health and well-being as it provides a range of opportunities to enjoy nature, community well-being and recreation.							

General Policy GN 54 – Visitor Attractions and Leisure Facilities			
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 SA Objective.	0	0
02. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Development of appropriate visitor attractions and leisure facilities will also benefit the local population and help to achieve this SA Objective.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	The Visitor Economy is an important employer locally and sustaining this sector through appropriate development will help to achieve this SA Objective.	+	+
4. Minimise the need to travel and encourage sustainable modes of transport.	The Policy requires that sites are well related to sustainable transport infrastructure and are within or adjoining settlements which will help to reduce the need to travel and use sustainable and active travel means. The policy also allows proposals in the countryside where they can be	+	+

	justified and have followed a hierarchical approach to location.		
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The Visitor Economy is an important employer locally and the policy will sustain this sector through appropriate development. Development of appropriate visitor attractions and leisure facilities will also benefit the local population will help to achieve this SA Objective.	++	++
7. Protect & enhance the role of the Welsh Language & culture.	Appropriate development may help protect and enhance Welsh language and culture.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The Visitor Economy is an important employer locally and sustaining this sector through appropriate development will contribute to meeting this SA Objective.	++	++
9. Support a sustainable & diverse local economy	The Visitor Economy is an important employer locally and sustaining this sector through appropriate development will contribute to meeting this SA Objective.	++	++
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy aims to reduce the need to travel and encourage travel through active or by sustainable means where possible which will help to reduce carbon emissions and help to achieve this SA Objective.	+	+
11. Maintain & improve air quality.	The policy aims to reduce the need to travel and encourage travel through active or by sustainable means where possible which will help to maintain air quality and help to achieve this SA Objective.	+	+
12. Minimise the generation of waste & pollution.	The policy aims to reduce the need to travel and encourage travel through active or by sustainable means where possible which will help to minimise pollution and help to achieve this SA Objective.	+	+
13. Encourage the efficient production, use,	The policy encourages the efficient use of land and buildings by directing development to	+	+

reuse & recycling of resources.	within or adjoining settlements and re-using existing buildings, where possible.							
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the Policy and this SA Objective.	0	0					
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective.	0	0					
16. Use land efficiently & minimise contamination.	The policy encourages the efficient use of land and buildings by directing development to within or adjoining settlements and re-using existing buildings, where possible.	+	+					
17. Safeguard soil quality & quantity.	The policy encourages the efficient use of land and buildings by directing development to within or adjoining settlements and re-using existing buildings, where possible which will help to protect against unnecessary development of greenfield sites. Proposals in the countryside require justification which will provide the opportunity to consider soil quality.	+	+					
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The impact of the Policy on this SA Objective is unknown and will depend on the location, scale and type of proposals coming forward.	?	?					
19. Protect & enhance the landscape & geological heritage.	The policy encourages the efficient use of land and buildings by directing development to within or adjoining settlements and re-using existing buildings, where possible which will help to protect the wider landscape. Proposals in the countryside require justification which will provide the opportunity to consider impacts on the landscape and geological heritage. .	+	+					
20. Encourage quality locally distinct design that complements the built heritage.	The policy requires that proposals respect the wider environment and are appropriate in terms of scale, character, design etc.	++	++					
21. Protect, enhance & value the built heritage & historic environment.	The policy requires that proposals respect the wider environment and are appropriate in terms of scale, character, design etc.	++	++					
Summary		5	11	4 No relationship	0 +/-	1	0	0
The policy scores positively against a wide range of SA Objectives and will help to sustain communities, support the local economy and provide job opportunities. Safeguards included in the policy will also help to protect the natural and historic environment.								

General Policy GN 55 – Serviced and Hotel Accommodation			
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 SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Appropriate development can help promote access to a clean and healthy environment and recreational breaks can help with well-being and general health. It can also help to sustain the visitor economy and support employment in this sector which is a contributor to a healthy lifestyle.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	Development of serviced accommodation will help to sustain the visitor economy and provide opportunities to increase skills.	+	+
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy directs proposals to larger settlements where opportunities to use active and sustainable modes of transport are greatest. It also allows development in less accessible locations.	+/-	+/-
5. Provide a range of high quality housing including affordable housing to meet local needs.	There is a need to balance accommodation used for permanent residential use and holiday accommodation. The policy allows for existing dwellings to be used for serviced accommodation. The potential impacts will depend on the number and type of individual proposals coming forward.	?	?
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	A successful visitor economy can help support and maintain a safe and vibrant community.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	The policy requires proposals to respect the sense of place of an area. The Welsh language is an important component of sense of place.	+	+

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The serviced accommodation sector is an important element of the local economy.	++	++
9. Support a sustainable & diverse local economy	The serviced accommodation sector is an important element of the local economy.	++	++✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy directs proposals to larger settlements where opportunities to use active and sustainable modes of transport are greatest. It also allows development in less accessible locations.	+/-	+/-
11. Maintain & improve air quality.	The policy directs proposals to larger settlements where opportunities to use active and sustainable modes of transport are greatest. It also allows development in less accessible locations.	+/-	+/-
12. Minimise the generation of waste & pollution.	The policy directs proposals to larger settlements where opportunities to use active and sustainable modes of transport are greatest. It also allows development in less accessible locations.	+/-	+/-
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy directs proposals to larger settlements or conversion of appropriate buildings in the countryside which will help to maximise reuse of previously developed land and buildings and minimise development of greenfield sites.	+	+
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective.	0	0
16. Use land efficiently & minimise contamination.	The policy directs proposals to larger settlements or conversion of appropriate buildings in the countryside which will help to maximise reuse of previously developed land and buildings and minimise development of greenfield sites.	+	+
17. Safeguard soil quality & quantity.	The policy directs proposals to larger settlements or conversion of appropriate buildings in the countryside which will help to maximise reuse of previously developed land	+	+

									and buildings and minimise development of greenfield sites.		
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.									The extent to which the Policy meets this SA Objective is unknown as it will depend on the type of proposals coming forward.	?	?
19. Protect & enhance the landscape & geological heritage.									The policy requires that proposals are compatible with their location and acceptable in terms of landscape capacity which will help to achieve this SA Objective.	+	+
20. Encourage quality locally distinct design that complements the built heritage.									The policy requires that proposals are appropriate in terms of scale, type, character, design, layout and nature of the proposal and so will help to meet the requirements of this SA Objective.	++	++
21. Protect, enhance & value the built heritage & historic environment.									The policy requires that proposals are appropriate in terms of scale, type, character, design, layout and nature of the proposal and so will help to meet the requirements of this SA Objective.	++	++
Summary	4	8	3 No relationship	4 +/-	2	0	0				
The policy overall fulfils many of the SA Objectives by controlling the location of development and including opportunities to minimise the development of greenfield sites. Other policies in the Plan will help to mitigate further against potential negative impacts.											

General Policy GN 56 – Caravan, Camping and Chalet Development			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	No direct relationship between the policy and this objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy is largely for tourism accommodation but it may also be utilised by the local population. The positive effects of camping are well known and it will therefore contribute towards this SA Objective.	+	+

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.	There is a relationship between the policy and this objective. By encouraging any new sites to be located near to settlements it may reduce the need for visitors to travel as services and facilities should be within walking distance.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	No direct relationship between the Policy and this SA Objective.	0	0
7. Protect & enhance the role of the Welsh Language & culture.	There is no relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	There is a positive relationship between the policy and this objective. The visitor economy is an important element of the local economy. Any extensions or new developments may increase employment opportunities.	+	+
9. Support a sustainable & diverse local economy	The visitor economy is an important element of the local economy. There is a positive relationship between the policy and this objective.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	There is a relationship between the policy and this objective. The proximity of new developments to settlements and the potential reduced need to travel may help improve air quality. Also any environmental improvements which may be incorporated could have positive knock on effects. Both of these points could in turn support the objective.	+	+
11. Maintain & improve air quality.	There is a positive long term relationship between the policy and this objective. The proximity of new developments to settlements and the potential reduced need to travel may help improve air quality.	+	+

12. Minimise the generation of waste & pollution.	New and extended sites are likely to generate additional waste. The locational requirements of the Policy which requires new sites to be in or well related to settlements will help to reduce the need to travel and maximise opportunities for sustainable and active travel which will help to reduce pollution.	-/+	-/+
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the Policy and this SA Objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy only allows for new sites where they are immediately adjacent to settlements or where the extension of an existing site would achieve an environmental enhancement for the site and its setting in the landscape. By not permitting new sites in the open countryside which are unrelated to settlements, this policy should indirectly encourage more efficient use of land.	+	+
17. Safeguard soil quality & quantity.	The policy only allows for new sites where they are immediately adjacent to settlements. By not permitting new sites in the open countryside which are unrelated to settlements, this policy should help to achieve this SA Objective.	+	+
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	There is a relationship between the policy and this objective. Environmental enhancements which may be incorporated to new/existing sites or extensions should directly help maintain and enhance biodiversity. Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1).	+	+
19. Protect & enhance the landscape & geological heritage.	The policy only allows for new sites where they are immediately adjacent to settlements. By not permitting new sites in the open countryside which are unrelated to settlements, this policy	+	+

	should help to protect the landscape. The policy also encourages the protection and enhancement of the landscape and geological heritage and puts in place mitigation measures for any potential negative impacts. Caravans can be particularly intrusive in the landscape and have a negative visual impact. The policy allows for environmental improvements to be built into the proposal which would require sites to have appropriate landscape mitigation measures.		
20. Encourage quality locally distinct design that complements the built heritage.	The policy requires that all proposals are of high quality in terms of design and layout which will help to achieve this SA Objective.	+	+
21. Protect, enhance & value the built heritage & historic environment.	The policy requires that all proposals are of high quality in terms of design and layout which will help to achieve this SA Objective.	+	+
Summary	0	12	8 No relationship
			1 +/-
			0
			0
			0
<p>The policy caters for visitor accommodation which is an important component of the local economy and provision of new and extended sites will help to sustain employment in this sector. Where new sites are permitted these will be well placed to settlements and potentially provide community facilities. The policy benefits both visitors and residents. Proposals will also require environmental improvements in the site and the surrounding landscape. The policy provides significant opportunity to improve the quality of the tourism offer. Proposals would also incorporate the best practicable environmental standards covering all facets of development. This policy contributes positively to many SA Objectives and other policies in the Plan will help to ensure that any negative impacts are minimised. .</p>			

General Policy GN 57 – Site Facilities on Existing Caravan and Camping Sites			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	No direct relationship between the policy and this objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation	The policy is largely for tourism accommodation but it may also be utilised by the local population. Facilities on sites can include recreational facilities which will help to meet this SA Objective.	+	+

opportunities & a clean & 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.	Where sites provide facilities locally, not otherwise available in the locality this can help to reduce the need to travel.	+	+
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The policy ensures that facilities in settlements are not undermined. Caravan and camping sites may provide facilities that complement the local provision locally.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	The policy ensures that facilities in settlements are not undermined and in Welsh language-sensitive areas this may help to sustain facilities serving Welsh-speaking communities.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	There is a positive relationship between the policy and this objective. The visitor economy is an important element of the local economy. Facilities on sites may provide employment opportunities.	+	+
9. Support a sustainable & diverse local economy	The visitor economy is an important element of the local economy. There is a positive relationship between the policy and this objective.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The Policy requires that all proposals incorporate the best practicable environmental standards for developments which may help to achieve this SA Objective.	+	+
11. Maintain & improve air quality.	The protection of facilities and services within settlements will discourage the need to travel and help to maintain air quality.	+	+

12. Minimise the generation of waste & pollution.	The protection of facilities and services within settlements will discourage the need to travel and help to maintain air quality.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between the Policy and this SA Objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this SA Objective.	0	0
16. Use land efficiently & minimise contamination.	No direct relationship between the Policy and this SA Objective.	0	0
17. Safeguard soil quality & quantity.	No direct relationship between the Policy and this SA Objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy requires that all proposals incorporate the best practicable environmental standards which will contribute towards this SA Objective.	+	+
19. Protect & enhance the landscape & geological heritage.	The policy requires that all proposals incorporate the best practicable environmental standards which will contribute towards this SA Objective.	+	+
20. Encourage quality locally distinct design that complements the built heritage.	The policy requires that all proposals incorporate the best practicable environmental standards which will contribute towards this SA Objective.	+	+
21. Protect, enhance & value the built heritage & historic environment.	The policy requires that all proposals incorporate the best practicable environmental standards which will contribute towards this SA Objective.	+	+

Summary	0	13	8 No relationship	0 +/-	0	0	0
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The policy caters for facilities on visitor accommodation which is an important component of the local economy. It protects against the undermining of existing facilities within settlements and allows for additional facilities that may also help to support local communities. The requirement to incorporate the best practicable environmental standards in all cases will help to mitigate impacts on the natural environment, along with the requirements of other policies in the Plan.

General Policy GN 58 – Non-caravan self catering accommodation			
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.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	No direct relationship between the Policy and this SA Objective.	0	0
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.	There is a relationship between the policy and this objective. By encouraging any new sites to be located near to settlements it may reduce the need for visitors to travel as services and facilities should be within walking distance. The policy also allows development in less accessible locations in the countryside.	+/-	+/-
5. Provide a range of high quality housing including affordable housing to meet local needs.	There is a need to balance accommodation used for permanent residential use and holiday accommodation. The policy allows for existing dwellings to be used for service accommodation. The potential impacts will depend on the number and type of individual proposals coming forward.	?	?
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	There is a need to balance accommodation used for permanent residential use and holiday accommodation. The policy allows holiday accommodation in larger settlements and there is a need to ensure that this does not undermine the cohesiveness and vibrancy of communities. The potential impacts will depend on the number of proposals coming forward.	?	?

7. Protect & enhance the role of the Welsh Language & culture.	The policy has potential to dilute the Welsh language if a large number of properties in settlements in Welsh language-sensitive areas are used for holiday-letting purposes. The policy requires that proposals respect the sense of place of the area which will include the Welsh language in identified areas.	+	+
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Letting of accommodation for holiday purposes is an important element of the local economy.	+	+
9. Support a sustainable & diverse local economy	Letting of accommodation for holiday purposes is an important element of the local economy.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	There is a relationship between the policy and this objective. The proximity of new developments to settlements and the potential reduced need to travel may help improve air quality. The policy also allows development in less accessible locations.	+/-	+/-
11. Maintain & improve air quality.	There is a positive long term relationship between the policy and this objective. The proximity of new developments to settlements and the potential reduced need to travel may help improve air quality. The policy also allows development in less accessible locations.	+/-	+/-
12. Minimise the generation of waste & pollution.	The proximity of new developments to settlements and the potential reduced need to travel may help minimise carbon emissions. The policy also allows development in less accessible locations.	+/-	+/-
13. Encourage the efficient production, use, reuse & recycling of resources.	\The policy supports the reuse of buildings in the countryside.	+	+
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the Policy and this SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the Policy and this SA Objective.	0	0

16. Use land efficiently & minimise contamination.	There is an indirect relationship between the policy and this objective. This policy only allows for new sites where they are immediately adjacent to settlements or through the reuse of existing buildings which will help to ensure the efficient use of land.				+	+	
17. Safeguard soil quality & quantity.	This policy only allows for new sites where they are immediately adjacent to settlements or through the reuse of existing buildings which will help to minimise use of greenfield sites and thereby contribute towards this SA Objective.				+	+	
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	There is a relationship between the policy and this objective. Environmental enhancements which may be incorporated to new/existing sites or extensions should directly help maintain and enhance biodiversity.				+	+	
19. Protect & enhance the landscape & geological heritage.	The policy requires that proposals are acceptable in landscape capacity terms and in terms of scale, type, character and appearance.				+	+	
20. Encourage quality locally distinct design that complements the built heritage.	The policy requires that proposals are acceptable in landscape capacity terms and in terms of scale, type, character and appearance.				+	+	
21. Protect, enhance & value the built heritage & historic environment.	The policy requires that proposals are acceptable in landscape capacity terms and in terms of scale, type, character and appearance.				+	+	
Summary	0	10	5 No relationship	4 +/-	2	0	0
<p>The policy directs development to the most sustainable locations in large settlements and so meets SA Objectives intended to reduce the need to travel, minimise pollution and other impacts on the natural environment. It also allows development in the countryside, making reuse of buildings but reducing the overall positivity of accessibility and reducing the need to travel by car. There are unknown potential impacts on the SA objectives intended to protect community well-being, including the Welsh language as over development of holiday accommodation can undermine the vitality and cohesiveness of communities.</p>							

General Policy GN 59 – Waste Management Facilities

Existing and proposed employment sites are provided which are potentially suitable for the provision of new in-building facilities for the handling and treatment of waste. These are assessed separately in Appendix 6.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	There is no direct relationship between these policies and the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment.	+	+
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between these policies and the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Waste management facilities typically require extensive sites and the nature of the development will limit the potential location, particularly proximity to residential areas and other uses. Such facilities will also require good access by large and numerous specialist vehicles.	--	--
5. Provide a range of high quality housing including affordable housing to meet local needs.	There is no direct relationship between these policies and the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Sustainable management of waste is a component of safe, vibrant and cohesive communities and provision of appropriate services and facilities.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	There is no direct relationship between these policies and the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible	New waste management facilities can help provide employment opportunities.	+	+

to all sections of the population.			
9. Support a sustainable & diverse local economy	Sustainable management of waste is an element of supporting a sustainable and diverse local economy.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Sustainable management of waste is an element of reducing Pembrokeshire's contribution to climate change.	+	+
11. Maintain & improve air quality.	Sustainable management of waste could have a positive impact on maintenance and improvement of air quality by ensuring that landfill is only used when there is no other alternative disposal option and therefore landfill gas emissions are kept as low as possible. However, there are some concerns about air quality implications of some waste management operations, so overall the impact of the policies on this SA Objective is uncertain.	?	?
12. Minimise the generation of waste & pollution.	This policy will help to deliver the sustainable management of waste and hence also this SA Objective.	+	+
13. Encourage the efficient production, use, reuse & recycling of resources.	This policy will help to deliver the sustainable management of waste and hence also this SA Objective.	+	+
14. Maintain & protect the quality of inland & coastal water.	The policy does not allow sites in areas at risk of flooding which will help to protect water quality.	+	+
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between this suite of policies and the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	Safeguards are included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from hazardous waste which will help meet this SA Objective.	+	+
17. Safeguard soil quality & quantity.	Safeguards are included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from	+	+

	hazardous waste which will help meet this SA Objective.		
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The sustainable management of waste may make a positive contribution towards meeting this SA Objective, but it is difficult to be certain about the outcome.	?	?
19. Protect & enhance the landscape & geological heritage.	There is no direct relationship between this suite of policies and the SA Objective.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between this suite of policies and the SA Objective. However, other Policies in the Plan support this topic area.	0	0
21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between this suite of policies and the SA Objective. However, other Policies in the Plan support this topic area.	0	0
Summary		0	10
		8 No relationship	0 +/-
		2	0
			1
<p>The policy will allow the development of appropriate waste management facilities and will help to deliver the sustainable management of waste in the County. They will also ensure that landfill void space is available to take the part of the waste stream where there is no feasible re-use, recovery, recycling or treatment option.</p> <p>Sustainable management of waste is integral to the provision of a healthy environment and to human health and in that respect these policies will help to deliver several of the SA Objectives. They will also support the local economy and may make positive impacts in relation to a climate change response, help to reduce pollution and contamination. There is uncertainty around the impact of these policies on several other SA Objectives, while in other cases there is no direct relationship between these policies and the SA Objectives.</p> <p>Allocations are assessed separately.</p>			

General Policy GN 60 – Disposal of Waste on Land			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	There is no direct relationship between these policies and the SA Objective.	0	0
2. Promote & improve human health & well-	Sustainable management of waste is integral to the promotion and improvement of human	+	+

being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	health and well-being and the maintenance of a clean and healthy environment.		
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between these policies and the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Waste management facilities typically require extensive sites and the nature of the development will limit the potential location, particularly proximity to residential areas and other uses. Such facilities will also require good access by large and numerous specialist vehicles.	--	--
5. Provide a range of high quality housing including affordable housing to meet local needs.	There is no direct relationship between these policies and the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Sustainable management of waste is a component of safe, vibrant and cohesive communities and provision of appropriate services and facilities.	+	+
7. Protect & enhance the role of the Welsh Language & culture.	There is no direct relationship between these policies and the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	New waste management facilities can help provide employment opportunities.	+	+
9. Support a sustainable & diverse local economy	Sustainable management of waste is an element of supporting a sustainable and diverse local economy.	+	+
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy will not contribute to this SA Objective.	--	--

11. Maintain & improve air quality.	Sustainable management of waste could have a positive impact on maintenance and improvement of air quality by ensuring that landfill is only used when there is no other alternative disposal option and therefore landfill gas emissions are kept as low as possible. However, there are some concerns about air quality implications of some waste management operations, so overall the impact of the policies on this SA Objective is uncertain.	?	?
12. Minimise the generation of waste & pollution.	The policy is unlikely to meet this SA Objective, although safeguards require that adequate measures are put in place to deal with leachate or landfill gas.	-	-
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy will not achieve this SA Objective.	--	--
14. Maintain & protect the quality of inland & coastal water.	The policy requires that adequate measures are incorporated to deal with any leachate.	+/-	/-
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between this suite of policies and the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy is unlikely to meet this SA Objective, although safeguards require that adequate measures are put in place to deal with leachate or landfill gas.	-	-
17. Safeguard soil quality & quantity.	The policy will not meet this SA Objective.	--	--
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The sustainable management of waste may make a positive contribution towards meeting this SA Objective, but it is difficult to be certain about the outcome.	?	?
19. Protect & enhance the landscape & geological heritage.	The policy allows such developments as a last option measure, but where sites are required, they are likely to have a significant impact on the landscape.	-	-
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between this suite of policies and the SA Objective.	0	0

21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between this suite of policies and the SA Objective.						0	0
Summary (No relationship)	0	4	7 No relationship	1 +/-	2	3	4	
<p>The policy will ensure that landfill void space is available to take the part of the waste stream where there is no feasible re-use, recovery, recycling or treatment option. Although it is to be allowed as a last option, where sites are required they are likely to have significant negative impacts. Other policies in the Plan will help to mitigate against the effect.</p> <p>Allocations are assessed separately.</p>								

APPENDIX 6: Assessment of Allocations

Contents:

Strategic Employment Provision SP 14

Strategic Employment Sites SP15

Renewable Energy – target and allocations GN 5

Employment Allocations GN 9

Mixed-use GN10

Residential Allocations GN 16

Specialist and Supported Accommodation Allocations GN23

Community Facility Allocations GN 29

Transport Routes and Improvements GN 36

Working of Minerals GN 37

Waste Management Facilities GN 59

Key

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.

?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.
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Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Mitigating negative site-specific impacts

Where development on allocated sites is likely to have adverse impacts, the site allocation policies/supplementary planning guidance of the Local Development Plan would need to include mitigation measures to minimise or obviate those impacts. Many of these refer to the plan's development management policies. These include mitigation measures related to:

Key	Policy Reference	
A.	GN1 (2)	Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.
B.	GN1(4)	Soil Quality: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils
C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.
E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.
G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.
H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk

I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity.
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting
L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.

The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

Strategic Employment Provision - Allocations – SP 14 – Summary Table

	Allocation Reference	Strategic Employment Cluster Reference	Site Name	Area (ha)	Use Classes
1	S/EMPT/086/LDP/01		Blackbridge	32.93	B1:B2:B8
2	S/EMP/136/00001		Former RNAD Site, Trecwn	21.22	B1:B2:B8
3	S/EMP/034/LDP/02	S/EMP/034G/C1	Goodwick, Parrog	0.61	B1:B8
4	S/EMP/040/00004	S/EMP/040/C1	Withybush Cluster (Trading Estate)	16.95	B1:B2:B8
5	S/EMP/040/00005	S/EMP/040/C1	Withybush Cluster (North of East of Lodge Estate)	5.37	B1:B2:B8
6	S/EMP/040/00001	S/EMP/040/C1	Withybush Cluster (West Estate)	20.75	B1
7	S/EMP/086/LDP2/01	S/EMP/086/C1	Thornton Industrial Estate Cluster (Hayguard Hay, Thornton)	2.64	B1:B8
8	S/EMP/096/00001	S/EMP/096/C3	Pembrokeshire Science and Technology Park Cluster	21.69	B1

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
1.	S/EMP/086/LDP/01 Blackbridge	+	+/-	+	-	0	0	0	++	++	?	?	?	+	+	?	+	-	-	?	-	-
	Mitigation		A		D							A	G			L		G	C	J	I	K
2.	S/EMP/136/00001 Former RNAD Site, Trecwn	+	+/-	+	-	0	0	+	++	++	?	?	?	+	+	?	+	-	-	?	+	0
	Mitigation		A		D							A	G			L		G	C	J	I	I
3.	Goodwick	+	+/-	+	+	0	0	+	++	++	?	?	?	+	--	--	--	++	-	?	-	-
												A	G			L			C	J	I	I
4.	S/EMP/040/00004 Withybush Cluster (Trading Estate)	+	+/-	+	-	0	0	+	++	++	?	-	-	-	?	?	?	-	-	-	-	-
	Mitigation				D							A	G	G	E	L	G	G	C	J	I	I

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
5.	S/EMP/040/00005 Withybush Cluster (North of East Estate)	+	+/-	+	-	0	0	+	++	++	?	-	-	-	?	?	?	++	-	-	-	-
6.	Mitigation				D										E	L			C	J	I	I
7.	S/EMP/040/00001 Withybush Cluster (West Estate)	+	+/-	+	-	0	0	+	++	++	?	-	-	-	0	0	?	++	-	-	-	-
					D							A	G	G			G		C	J	I	I
8.	S/EMP/086/LDP2/01 Thornton	+	+/-	+	-	0	0	0	++	++	?	?	?	?	0	0	?	-	-	-	-	-
					D							A	G	G			G	B	C	J	I	I/K
9.	S/EMP/096/00001 Pembrokeshire Science and Technology Park Cluster	+	+	+	-	0	0	0	++	++	?	-	?	-	?	?	?	-	-	-	-	-

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
	Mitigation				D							A	G	G			G	B	C	J	I	I

Strategic Employment Provision - Allocations – SP 14 – Full Assessments

<p>All sites</p> <p>SA17 Safeguard soil quality and quantity</p>	<p>The methodology for allocating land has followed a sequential approach which will have limited the extent of agricultural land proposed for development, based on its relationship with other aspects of relevance such as ecological and landscape value and relationship to existing developed areas. Removing the 'best and most versatile' land grades (1 – 3a) would significantly reduce the number and area of sites allocated for development. Mitigation measures may enable sites to be developed more sustainably through the use of planning conditions to ensure that on each relevant site soils are handled, stored and re-used carefully to allow the soil resource to continue to provide these benefits.</p>
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	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
1.	Blackbridge S/EMP/086/LDP/01 (32.93 ha)	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 This is a major industrial site, parts of which are brownfield land, having previously been used for industrial / military purposes. Employment generation and income can help generate income which helps people's general wellbeing and health. Development types could range from small light industrial to more heavy-duty proposals. Industrial operations on this site are however required to meet relevant health and safety requirements. The draft Supplementary Planning Guidance on LDP2 Development Sites and Infrastructure SPG 2024 advises 'Visual and acoustic barriers may be required in conjunction with development of the Blackbridge site, to protect the amenities of those living close to the site.'</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 The site is immediately adjacent to The Haven Waterway with potential for movement of goods to and from the site by sea. The existing marine infrastructure is highly likely to require significant investment to provide suitable and safe access with potential for impacts on the Marine SAC. The presence of major industrial sites along the Haven Waterway is being supported by selective improvements to the local road network, supporting mainstream and sustainable travel modes. One of these proposes a new site access road, which will be combined with a bypass for Waterston village.. The site is not currently close to existing public transport routes and would benefit from sustainable transport initiatives to link local access.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Future activities at this site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. However, the outcome in relation to this SA Objective is currently uncertain.</p> <p>SA 11 Future activities at this site may or may not contribute to improvements to air quality, although they will be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 Future activities taking place at this site may or may not generate significant waste and pollution. However, future proposals should be designed in a manner that seeks to minimise these aspects. The draft Supplementary Planning Guidance on LDP2 Development Sites and Infrastructure SPG 2024 advises 'A contamination risk assessment and, dependent on the outcome, follow up remediation, will be needed. Efforts should be made to eradicate any Japanese Knotweed found on the site.'</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 13 Future activities at this site should take account of these aspirations.</p> <p>SA 14 This site adjoins the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so.</p> <p>SA 15 The proposed activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts. Any future development on this site would also require a more detailed Flood Consequences Assessment – LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 16 Future proposals on the site will be expected to reflect this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 Two-thirds of the sites is Grade 2 agricultural land. The rest is Grade 3b or lower. This is a strategic site with deep-water access. Lower grade land is within stream and river valleys and would risk harming the SSSI/SAC. Other land is also Grade 2. The part of the site that was subject to previous operations has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity. The requirement to address soil contamination is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 18 The biodiversity value of some areas of land within this site has been compromised by the previous activities. However, there are areas that are important for biodiversity on adjacent land and in the Haven Waterway and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. Detailed requirements are included in the LDP2 Development Sites and Infrastructure SPG 2024 including the likely need for project level Habitats Regulations Assessment.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history. There is potential in relation to providing linkages with a nearby Historic Garden which have been included in the in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible. See also under SA19.</p> <p>-</p>
	<p>Overall assessment, potential changes and recommendation:</p>	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.</p> <p>The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - sustainable transport requirements - the need to consider local amenity issues including air quality - the need to consider impacts on the wider landscape <p>the need to address the sustainable design requirements of Policy GN2.</p>
<p>2.</p>	<p>Former RNAD Site, Trecwn S/EMP/136/00001 (21.22 ha)</p>	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 This is a major industrial site, parts of which are brownfield land, having previously been used for industrial / military purposes. Employment generation and income can help generate income which helps people's general wellbeing and health. Development types could range from small light industrial to more heavy-duty proposals. Industrial operations on this site are however required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 This site is accessed from the A.40 trunk road. There is potential for a disused railway line linking the site to the national rail network to be re-commissioned. This is included in the LDP2 Development Sites and Infrastructure SPG 2024. The site is served by an existing bus route which currently provides school transport for the village of Trecwn and links to Haverfordwest and Fishguard. Investment to increase the frequency of the service would provide sustainable access to the site and meet this SA Objective.</p> <p>SA7 The allocation lies within a Welsh Language Sensitive Area and bilingual signage is a requirement. This is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Future activities at this site may help to deliver this SA Objective. Any future activities at this site will be required to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The future activities at this site may or may not contribute to improvements to air quality. However, they will be required to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 Future activities taking place at this site may or may not generate waste and pollution. However, they will be required to be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 New activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 Future activities at this site will be required to maintain and protect the quality of inland water. There is no direct link from this site to the coast.</p> <p>SA 15 LDP2 Development Sites and Infrastructure SPG 2024: Significant parts of this site, including some of the retained buildings, are in a flood risk area. Although the update to TAN15 has not yet been published, any development of the areas of the site within the flood risk zone will need to be undertaken in accordance with section 10 and acceptability of consequences in accordance with section 11 of the emerging TAN15.</p> <p>SA 16 Future proposals on the site will be expected to reflect this aspiration. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. This is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 17 Two-thirds of the site is Grade 3a agricultural land. The remainder is 3b or lower. Some of the land indicated as Grade 3a contains existing buildings. Other land in the vicinity is SSSI and also liable to flooding. Previous operations may have compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity. A contamination risk assessment and, dependent on the outcome, follow up remediation, might be needed to support future development proposals at this site. This is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the previous activities. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. There is land nearby with SSSI status. Detailed requirements are included in the LDP2 Development Sites and Infrastructure SPG 2024 including the likely need for project level Habitats Regulations Assessment.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 19 Trecwn valley is of landscape importance, although it is well hidden from most public viewpoints. There are some geological outcrops adjoining Trecwn valley which contribute positively to its landscape value. It is uncertain whether future proposals will protect and enhance landscape and geology, but there is potential for them to do so. Detailed requirements are included in the LDP2 Development Sites and Infrastructure SPG 2024 including the potential need for a Landscape Study.</p> <p>SA 20 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. 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment.</p>
	Overall assessment, potential changes and recommendation:	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. There may be opportunities to bring forward positive contributions to environmental enhancement or responding to climate change in conjunction with site re-use, although the outcomes in this respect are uncertain at present.</p> <p>The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels. - support sustainable transport initiatives. - the need to address the sustainable design requirements of Policy GN2.
3.	Goodwick, Parrog S/EMP/034/LDP/02	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 This is a small brownfield site is located behind Goodwick Parrog and adjoins the Goodwick Industrial Estate. Currently there is no built development on the site, but it is sometimes used for parking of vehicles. Employment generation and income can help generate income which helps people's general wellbeing and health. Development types could be small light industrial or storage type facilities. Such operations on this site are however required to meet relevant health and safety requirements.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 This site is accessed from the A.40 trunk road at Goodwick Parrog. The routes of two bus services currently run close to and adjacent to the site, one of which links with Haverfordwest and St Davids, the other a town service for Fishguard and Goodwick. Increased frequency of the existing services would provide excellent sustainable transport access to the site from across north-west Pembrokeshire. A train service serves the ferry terminal at Goodwick Harbour but is limited to two arrivals/departures each 24 hours to coincide with the ferry timetable. The ferry port is near to the site with two ferries to Ireland each 24 hours. Overall the site is very well connected in terms of sustainable transport.</p> <p>SA 7 Welsh Language Sensitive Area: The site is located in a Welsh Language sensitive area. If new signage is needed, this should be bilingual. This is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Future activities at this site may help to deliver this SA Objective. Any future activities at this site will be required to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The future activities at this site may or may not contribute to improvements to air quality. However, they will be required to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 Future activities taking place at this site may or may not generate waste and pollution. However, they will be required to be designed in a manner that seeks to minimise these aspects. Policy GN 2 Sustainable Design will be of benefit here. The site is currently in use for car parking but may have previously been used for other purposes. It is possible that contamination remains from previous uses. If further development is proposed at this site in the future, any contamination found would need to be remediated as set out in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 13 New activities at the site will be expected to meet the expectations of the SA Objective. Inclusion of reference to GN2 Sustainable Design in the LDP2 Development Sites and Infrastructure SPG 2024 would be of benefit.</p> <p>SA 14 Many parts of this site are already in use for industrial purposes and those parts with buildings already have services in place. Some parts of the site are used for storage and distribution purposes and might require service extensions and upgrades if the nature of the employment activities change in the future. The site is within a Zone 3 flood risk area and susceptible to both coastal and fluvial flooding. There is potential high risk to water quality during flood events. Include a reference to water quality protection.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 15 The whole site is within a Zone 3 flood risk zone. The risk is from both coastal and fluvial flooding which is likely to increase in terms of risk and frequency in line with predicted sea-level rise. Employment uses are less vulnerable uses, but businesses are likely to suffer significant and frequent damage. The consequences of flooding are also likely to impact on water quality of coastal and inland water and contamination of land. The site is part of a wider area used for business uses. Alternative sites within the area have not been forthcoming. Any development of this site will require a Flood Consequence Assessment. In the longer term use of the site may become restricted by increased flooding.</p> <p>SA 16 The site is currently in use as an industrial site with a mix of businesses uses. It is possible that there will be contamination within the site. There is potential for flood events to increase the extent and level of the contaminated area.</p> <p>SA 17 The land is graded as 3a, although it is already in use as a car park. The land surrounding the site is constrained by steep topography and a flood zone. Previous operations may have compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity. A contamination risk assessment and, dependent on the outcome, follow up remediation, might be needed to support future development proposals at this site. This is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the previous activities. There are however, areas of significant environmental interest nearby, in particular in the Goodwick Moor area and in Fishguard Harbour. Some brownfield sites can be significant for wildlife; an ecological assessment would be required for works on this site. Biodiversity enhancement measures could help to reduce flooding impacts on site. The site sits on a B-Line. Detailed requirements are included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 The site is relatively well contained to the rear of properties on the front. There is an opportunity to reflect the wider local vernacular in design opportunities.</p> <p>SA 20 This site does not have any archaeological or historic interest. Future developments within the site have an opportunity to reflect local vernacular designs and built heritage.</p> <p>SA 21 This site does not have any archaeological or historic interest. Future developments within the site have an opportunity to reflect local vernacular designs and built heritage.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. There may be opportunities to bring forward positive contributions to environmental enhancement or responding to climate change in conjunction with site re-use, although the outcomes in this respect are uncertain at present.</p> <p>Recommendation:</p> <p>Inclusion of reference to GN2 Sustainable Design would be of benefit.</p> <p>Include a reference to GN1 (9) water quality protection.</p> <p>Recommend reference to Policy GN1 (8) Flooding</p>
4.	<p>Withybush Cluster (Trading Estate) S/EMP/040/00004 (15.32 ha)</p>	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 Employment generation and income can help generate income which helps people's general wellbeing and health. Development types could range from small light industrial to more heavy-duty proposals. Industrial operations on this site are however required to meet relevant health and safety requirements. It would be beneficial to include reference to GN1 (2) Local Amenity issues. Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The Withybush industrial area could benefit from sustainable transport initiatives.</p> <p>SA7 The site is located in a Welsh Language sensitive area. If new signage is needed, this should be bilingual. This requirement is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 10 This is partly an existing employment site on which a range of industrial and business activities takes place. There is also, however, a significant greenfield element. Future proposals for employment uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place on the part of the site already developed will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. Policy GN1(11)</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 The site adjoins the Withybush Woods area, which is of environmental / ecological value and provides a publicly accessible open space area. There must be a sufficient buffer for the woodland and river corridor. Future activities will be expected to meet the requirements of this SA Objective. This requirement is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises. The site does not lie in a flood zone.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. This requirement is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 17 The majority of this site is Grade 3a agricultural land. The remainder is grade 3b or lower. This is part of a wider site which collectively provides strategic employment provision serving Haverfordwest. Planning permission has been granted to develop the greenfield part of the site for a food park. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of some land within this site has been compromised by the current activities. However, the nearby Withybush Woods area has some importance for biodiversity and new proposals on this site should be designed in a way that ensures the continuing protection of that area. Hence, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. This requirement is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is in part an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature, although will be expected to be developed to a higher design standard. Efforts will be made to minimise negative impacts wherever this is possible.</p> <p>SA 21 This is in part an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature, although will be expected to be developed to a higher design standard. Efforts will be made to minimise negative impacts wherever this is possible. It is unlikely that any archaeological interest remains on this site.</p> <p>-</p>
	Overall assessment, potential changes and recommendation:	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - Sustainable transport initiatives Policy GN1 (6) - GN1 (2) Local Amenity issues. - Waste and Water Pollution Policy GN1 (11) - The need to consider soil protection Policy GN1(4) <p>the need to address the sustainable design requirements of Policy GN2</p>
5.	Withybush Cluster (North of East Estate) S/EMP/040/00005 (5.37 ha)	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 Employment generation and income can help generate income which helps people's general wellbeing and health. Development types could range from small light industrial to more heavy-duty proposals. Industrial operations on this site are however required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA4 There could be an opportunity to include sustainable transport requirements.</p> <p>SA7 The site is located in a Welsh Language sensitive area. If new signage is needed, this should be bilingual. This requirement is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site, part of which is in use for industrial and business activities. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. Policy GN1(11)</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 There is a minor watercourse on the northern boundary, which should be taken into consideration if any future development proposals come forward on the site. Future activities will be expected to meet the requirements of this SA Objective. This requirement is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 15 This site is not in a flood risk area. However, there is a minor watercourse on the northern boundary, which should be taken into consideration if any future development proposals come forward on the site.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 Only a small area of this site is best and most versatile agricultural land (Grade 3a (6.3%). The site is part of a wider area allocated or safeguarded as a strategic employment site serving Haverfordwest Regional Growth Area. Most of the site is already in use.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, the nearby Withybush Woods area has some importance for biodiversity and new proposals on this site should be designed in a way that ensures the continuing protection of that area. Hence, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the activities taking place within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. It is unlikely that any archaeological interest remains on this site.</p> <p>SA 21 This is an existing industrial site and the activities taking place within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>-</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - the need to include sustainable transport initiatives. - GN1 (2) Local Amenity issues. - GN1 (11) waste and pollution - GN1 (4) Soil quality <p>the need to address the sustainable design requirements of Policy GN2.</p>
6.	Withybush Cluster (West Estate) S/EMP/040/00001 (20.75 ha)	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people's general wellbeing and health. Development types are limited to light industrial – B1. Industrial operations on this site are required to meet relevant health and safety requirements. This is partly a brownfield industrial site and partly greenfield.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 There could be an opportunity to include sustainable transport requirements.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is partly an existing employment site on which a range of industrial and business activities takes place. There is also, however, a significant greenfield element. Future proposals for employment uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place on the part of the site already developed will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects – Policy GN1(11).</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective – GN 2 Sustainable Design.</p> <p>SA 14 There are no nearby waterways.</p> <p>SA 15 This site is not in a flood risk area.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. The LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 17 The current operation has compromised soil quality, although the greenfield element of the site is not affected. Future proposals on the site should seek to minimise any further losses of soil quality and quantity. Only a small area of this site is best and most versatile agricultural land (Grade 3a (0.4%). The site is part of a wider area allocated or safeguarded as a strategic employment site serving Haverfordwest Regional Growth Area. Some parts of the site are already in use.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 18 The biodiversity value of some land within this site has been compromised by the current activities. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. Proposals need to take account of biodiversity on the site including reptiles, being close to a B-Line. This requirement is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is in part an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature, although will be expected to be developed to a higher design standard. Efforts will be made to minimise negative impacts wherever this is possible.</p> <p>SA 21 This is in part an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature, although will be expected to be developed to a higher design standard. Efforts will be made to minimise negative impacts wherever this is possible.</p> <p>:</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - The need to include sustainable transport initiatives – GN1. - the need to address the sustainable design requirements of Policy GN2.
7.	Thornton Thornton Industrial Estate Cluster (Hayguard Hay, Thornton), Milford Haven S/EMP/086/LDP2/01	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 Employment generation and income can help generate income which helps people's general wellbeing and health. Development types are limited to light industrial and storage – B1 and B8. This greenfield site is near residential areas. Future development should be sensitive to and take into consideration the presence of nearby residential areas – GN1 included in the SPG.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 4 The site is situated at the northern edge of Milford Haven with good footway access from parts of the town, including Steynton. There is a limited bus service operating along the road to the west of the site currently operating as a 'dial-a-ride' service. Investment to improve bus services to the site from within Milford Haven (including Hakin and Hubberston) and Haverfordwest would be required to fully meet this SA Objective.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects - Policy GN1(11).</p> <p>SA 13 Activities at the site will be expected to meet the expectations of the SA Objective - GN 2 Sustainable Design</p> <p>SA 14 There are likely to be hydrological links with the Pembrokeshire Marine SAC - GN1(9). A SuDS scheme will be required in conjunction with development proposals – included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 15 The site is not within a flood zone.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The majority of this site (85.1%) is Grade 2 Agricultural land. A further 6.1% is Grade 3a land. The site forms part of the strategic employment provision for Milford Haven Waterway. Lower grade land has higher environmental value.</p> <p>SA 18 There are likely to be hydrological links with the Pembrokeshire Marine SAC. This requirement is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 This existing employment site includes some buildings of comparatively recent construction and includes some landscaping, helping to blend it into the surrounding landscape. It does not impact on geological heritage.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 20 This is an existing business site, some parts of which await development, with other parts being of comparatively recent construction. While the newer buildings are not vernacular architecture, they present a modern, clean image. Future developments should seek to bring further positive benefits.</p> <p>SA 21 Dyfed Archaeological Trust advises there may be archaeological interest on the site, hence investigation will be required prior to the commencement of development and mitigation may be required. This requirement is included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>-</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.</p> <p>The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - The need to include sustainable transport initiatives - GN1(11) generation of waste and pollution - the need to address the sustainable design requirements of Policy GN2. - GN1(4) – soil quality.
8.	Pembrokeshire Science and Technology Park Cluster S/EMP/096/00001 (22.67 ha)	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 This is a partially developed brownfield business park site. Employment generation and income can help generate income which helps people’s general wellbeing and health. Development types are limited to light industrial – B1. Industrial operations on this site are required to meet relevant health and safety requirements. This is partly a brownfield industrial site and partly greenfield.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 The site is accessed from the A477. An existing bus route operating between Milford Haven and Pembroke Dock runs along the A477 on a fairly regular basis. An amendment to the route of the service to run through the site would significantly improve the sustainable transport access to the site. Pedestrian access would be feasible from the Llanion area of Pembroke Dock using existing footways, although there is currently no pedestrian crossing point on the A477 which has high volumes of traffic. Investment for a footbridge or underpass across the road would improve potential to meet this SA Objective.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which business activity already takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. Some parts of this site have previously been contaminated, as a consequence of having hosted an oil tank farm. The contamination issues related to this former use will have, to a large extent, been addressed through the land reclamation scheme that followed cessation of that use. Nonetheless, it is possible that some contamination still exists within the site's boundaries. Future development proposals would be expected to remediate any contamination that still exists at this site. A risk assessment will be required and, dependent on the outcome, remediation may be needed - in the draft LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is on a sloping site above the Milford Haven Waterway. Future employment activities on this site will be expected to meet the requirements of this SA Objective. The Business Information Centre on this site has been designed in a manner that incorporates sustainable drainage infrastructure. However, this is not the only building within this large site, hence there may be positive and negative impacts under this SA Objective.</p> <p>SA 15: A small part of the site, in its SE corner, is within a flood risk zone, but the remainder of the site is on higher land not affected by flooding. The site is on made-up land with current sea defences in place.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. The LDP 2 Development Sites and Infrastructure SPG 2024 advises that a contamination risk assessment and, dependent on the outcome, follow up remediation, would probably be needed to support any future development proposals at this site.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 17 Two-thirds of the site is Grade 2 agricultural land. A further 24.6% is Grade 3a. The site forms part of a wider area which contributes to the strategic employment provision at Pembroke Dock. Much of the site comprises a reclaimed oil tank farm and is brownfield land. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The site lies close to the Haven Waterway and to Cosheston Pill, which are protected by SSSI and SAC designations. There is an important belt of Ancient Woodland between the site and the Haven Waterway (Ferry Wood). Hedgebanks and trees within the site area, particularly those on the site boundaries, should be retained wherever possible. Future development proposals might require project level HRA, dependent on their nature and precise location within the site. Although the update to TAN15 has not yet been published, any development of the areas of the site within the flood risk zone will need to be undertaken in accordance with section 10 and acceptability of consequences in accordance with section 11 of the emerging TAN15. The site sits on a B-line, so any enhancements should incorporate planting for pollinators. The site is likely to be of high ecological value, and therefore detailed ecological assessment would be required for any proposed development – requirements included in the draft LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 This existing employment site includes some buildings of comparatively recent construction and includes some landscaping, helping to blend it into the surrounding landscape. It does not impact on geological heritage.</p> <p>SA 20 This is an existing business site, some parts of which await development, with other parts being of comparatively recent construction. While the newer buildings are not vernacular architecture, they present a modern, clean image. Future developments should seek to bring further positive benefits.</p> <p>SA 21 This is an existing business site, some parts of which await development, with other parts being of comparatively recent construction. While the newer buildings are not vernacular architecture, they present a modern, clean image. Future developments should seek to bring further positive benefits. This site area is likely to have lost any archaeological or historic interest that it may have held in the past.</p>
	Overall assessment, potential changes and recommendation	<p>:In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses present a modern, clean image but are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - The need to include sustainable transport initiatives/improved pedestrian access. - GN1 (2) local amenity - GN1(11) generation of waste and pollution - the need to address the sustainable design requirements of Policy GN2.

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		- GN1(4) – soil quality. GN1(8) flood risk (part of the site).

APPENDIX 6: Assessment of Allocations

Contents:

Strategic Employment Provision SP 14

Strategic Employment Sites SP15

Renewable Energy – target and allocations GN 5

Employment Allocations GN 9

Mixed-use GN10

Residential Allocations GN 16

Specialist and Supported Accommodation Allocations GN23

Community Facility Allocations GN 29

Transport Routes and Improvements GN 36

Working of Minerals GN 37

Waste Management Facilities GN 59

Key

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.

?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.
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Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Mitigating negative site-specific impacts

Where development on allocated sites is likely to have adverse impacts, the site allocation policies/supplementary planning guidance of the Local Development Plan would need to include mitigation measures to minimise or obviate those impacts. Many of these refer to the plan's development management policies. These include mitigation measures related to:

Key	Policy Reference	
A.	GN1 (2)	Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.
B.	GN1(4)	Soil Quality: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils
C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.
E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.
G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.

H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk
I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity .. including the special qualities of the Pembrokeshire Coast National Park and neighbouring authorities;
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting
L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.

The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

	Allocation Reference	Strategic Employment Cluster Reference	Site Name	Area (ha)	Use Classes
1	S/EMP/000/00002		Pembroke Oil Refinery (Valero)	222.6	B2:B8
2	S/EMP/000/00003		Milford Haven Petro-Chemical Storage Facility (Puma Energy)	159.14	B8
3	S/EMP/000/00004		Waterston Tank Farm and LNG, Milford Haven	177.35	B2:B8
4	S/EMP/000/00007		South Hook LNG (part)	59.75	B2:B8
5	S/EMP/095/00001		Pembroke Power Station	139.95	Sui generis
6	S/EMP/034/00003	S/EMP034G/C1	Goodwick Industrial Estate	4.08	B1:B8
7	S/EMP/040/00011	S/EMP/040/C1	Withybush Cluster (East Estate)	9.64	B1:B2:B8
8	S/EMP/040/00012	S/EMP/040/C1	Withybush Cluster (North Estate)	5.19	B1:B2:B8
9	S/EMP/040/00015	S/EMP/040/C1	Withybush Custer (Lodge Estate)	0.96	B1:B2:B8
10	S/EMP/086/00003	S/EMP/086/C1	Thornton Industrial Estate Cluster	20.51	B1:B2:B8
11	S/EMP/096/00003	S/EMP/096/C1	Pembroke Dock Cluster (West Llanion)	6.79	B1:B2:B8
12	S/EMP/096/00002	S/EMP/096/C1	Pembroke Dock Cluster (Royal Dockyard)	28.95	B1:B2:B8
13	S/EMP/096/00004	S/EMP/096/C2	Waterloo and London Road Industrial Estate Cluster (Ferry Lane)	3.61	B1:B2:B8
14	S/EMP/096/00005	S/EMP/096/C2	Waterloo and London Road Industrial Estate Cluster (Kingswood)	8.31	B1:B2:B8
15	S/EMP/096/00006	S/EMP096/C2	Waterloo and London Road Industrial Estate Cluster (Waterloo and London Road Industrial Estate)	19.41	B1:B2:B8
16	S/EMP/096/00007	S/EMP096/C3	Pembrokeshire Science and Technology Park Cluster (Cleddau Bridge)	2.33	B1

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
1.	S/EMP/000/00002 Pembroke Oil Refinery (Valero)	+	+	+	+	0	+	0	++	++	-/+	-/+	-	-	+	0	-	-	-	?	-	-
	Mitigation												G	G	E	L	G	B	C		I	K
2.	S/EMP/000/00003 Milford Haven petro-chemical storage facility (Puma Energy)	+	+	+	+	0	0	0	++	++	-	-	-	+	+	0	-	-	-	?	-	-
	Mitigation											A	G/I	G	E		G	B	C		I	K
3.	S/EMP/000/00004 Waterston Tank Farm and LNG, Milford Haven	+	+	+	++	0	+	0	++	++	+	+	-	+	+	0	-	-	-	?	-	-
	Mitigation											A	G/I	G	E	L	G	B	C		I	
4.	S/EMP/000/00007 South Hook LNG (part)	+	+	+	+/-	0	+	0	++	++	+/-	+/-	-	+	+	?	-	-	-	?	-	-

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
	Mitigation											A	G/I	G	F	L	G	B	C	J	I	K
5.	S/EMP/095/00001 Pembroke Power Station	+	+	+	+/-	0	+	0	++	++	+/-	+/-	-	+	+	-	-	-	-	?	-	-
	Mitigation											A	G	G	F	L	G	G	C		I	
6.	S/EMP/034/00003 Goodwick Industrial Estate	+	+	+	++	0	+	+	++	++	+	+	-	-	--	--	--	-	-	-	-	-
	Mitigation																					
7.	S/EMP/040/00011 Withybush Cluster (East Estate)	+	+	+	-/?	0	+	+	++	++	+	+	-	-	?	0	-	-	-	-	-	-
	Mitigation				D							A	G	I			G	G	C		I	K
8.	S/EMP/040/00012 Withybush Cluster (North Estate)	+	+	+	-	0	+	+	++	++	+	+	-	-	?	0	-	-	-	-	-	-
	Mitigation				D						D	A, D	G	I	E		G	G	C		I	K

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
9.	S/EMP/040/00015 Withybush Cluster (Lodge Estate)	+	+	+	-	0	+	+	++	++	+	+	-	-	?	0	-	-	-	-	-	-
	Mitigation				D						D	A,D	G	I	E		G	G	C		I	K
10	S/EMP/086/00003 Thornton Industrial Estate Cluster	+	+	+	-	0	+	0	++	++	+	+	-	-	?	0	?	-	-	-	-	-
	Mitigation				D							A	G	I	E		G	B	C		I	K
11	S/EMP/096/00003 Pembroke Dock Cluster (West Llanion)	+	+	+	++	0	+	0	++	++	+	+	-	-	?	?	?	-	-	-	-	-
	Mitigation											A	G	I	E	L	G	G	C		I	K
12	S/EMP/096/00002 Pembroke Dock Cluster (Royal Dockyard)	+	+	+	++	0	+	0	++	++	+	+	-	-	?	?	?	-	-	-	-	-
	Mitigation														E	L	G	G	C		I	K

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
13	Waterloo and London Road Industrial Estate Cluster (Ferry Lane) S/EMP/096/00004 (3.61 ha)	+	+	+	++	0	+	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
	Mitigation											A	G	I			G	G	C		I	
14	S/EMP/096/00005 Waterloo and London Road Industrial Estate Cluster (Kingswood)	+	+	+	++	0	+	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
	Mitigation														E	L	G	G	C		I	K
15	S/EMP/096/00006 Waterloo and London Road Industrial Estate	+	+	+	++	0	+	0	++	++	?	-	-	-	--	--	--	-	-	-	-	-
	Mitigation																					
16	S/EMP/096/00007	+	+	+	+	0	+	0	++	++	?	-	?	-	?	0	?	-	-	+	+	+

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
	Pembrokeshire Science and Technology Park Cluster (Cleddau Bridge)																					
Mitigation					D										E				C			

Safeguarding of Existing Employment Sites - SP15 – Full Assessments

<p>All sites</p> <p>SA17 Safeguard soil quality and quantity</p>	<p>The methodology for allocating land has followed a sequential approach which will have limited the extent of agricultural land proposed for development, based on its relationship with other aspects of relevance such as ecological and landscape value and relationship to existing developed areas. Removing the ‘best and most versatile’ land grades (1 – 3a) would significantly reduce the number and area of sites allocated for development. Mitigation measures may enable sites to be developed more sustainably through the use of planning conditions to ensure that on each relevant site soils are handled, stored and re-used carefully to allow the soil resource to continue to provide these benefits.</p>
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	<p>Site Ref and Name (area in ha)</p>	<p>Assessment in relation to SA Objectives</p>
<p>1.</p>	<p>Pembroke Oil Refinery (Valero) S/EMP/000/00002 (222.6 ha)</p>	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people’s general wellbeing and health.</p> <p>SA 3 Employment allocations and the associated job opportunities will support education and training that will enhance the skills and knowledge base.</p> <p>SA 4 The presence of major industrial installations along the Haven Waterway is being supported by selective improvements to the local road network. Highway access into the site from the County road network is already available but will rely on car journeys as there are no public transport routes close to the site. Most of the raw materials processed on this site arrive by sea.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.</p> <p>SA7 The site is outside of the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 10 Activities will need to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. The site relies on road transport for some access aspects, although direct access to The Haven will allow for more sustainable movements of products by ship which may contribute towards reducing carbon emissions.</p> <p>SA 11 The site relies on road transport for some access aspects, although direct access to The Haven will allow for more sustainable movements of products by ship which may contribute towards reducing carbon emissions.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution but are designed in a manner that seeks to minimise these aspects. A contamination risk assessment and, dependent on the outcome, follow up remediation, will be needed - included in the Site Development and Allocations SPG.</p> <p>SA 13 New activities at the site will be expected to meet the expectations of the SA Objective. It would be beneficial to include a cross reference to GN (11) in relation to waste and pollution in the Development Sites and Allocations SPG.</p> <p>SA 14 This site adjoins the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so.</p> <p>SA 15 Most of the built development on this site lies outside the flood risk area. However, the land closest to the Haven Waterway and the jetties that extend into the Haven Waterway are in flood risk areas. The activities on this site are reliant on deep-water port access and any structures developed to support seaward access will need to be water-compliant. A Flood Consequences Assessment might be required if further development proposals were submitted within the parts of the site at flood risk – included in Development Sites and Infrastructure SPG 2024.</p> <p>SA 16 The current operation reflects these aspirations and future proposals on the site will be expected to do likewise. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. This is included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, there are areas that are important for biodiversity on adjacent land and in the Haven Waterway and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. Future development proposals that might have impacts on protected sites, in particular those in the Haven Waterway, will need to take environmental constraints into</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>consideration and are likely to require mitigation. Future development proposals would be likely to need project-level HRA – included in the Development Sites and Allocations SPG 2024.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site’s use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible. Include reference to Policy GN2 Sustainable Design.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site’s use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible. The site lies close to several historic buildings / locations and any future development proposals should take proximity to these into consideration – included in Site Development and Allocations SPG.</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are carbon-based and are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11). - Reference to sustainable design GN2 - reference to GN1(9) Water Quality - reference to GN1(4) Soil Quality <p>Reference to GN1 (2) Air Quality</p>
2.	Milford Haven petro-chemical storage	SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	facility (Puma Energy) S/EMP/000/00003 (159.14 ha)	<p>SA 2. Employment generation and income can help generate income which helps people's general wellbeing and health..</p> <p>SA 3 Employment allocations and the associated job opportunities will support education and training that will enhance the skills and knowledge base.</p> <p>SA 4 Access – highway access is already in place. Some raw materials come into the site from the nearby Haven Waterway via pipelines. Some materials can also be moved by shipping. There is also a direct railway connection to the site. There is a very limited bus service operating along the road adjacent to the site but it is not sufficient for use by employees at the site.</p> <p>SA5 There is no direct link between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.</p> <p>SA7 The site is outside of the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Activities will need to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. The site relies on road transport for some access aspects, but movement of goods by pipeline, train and shipping is possible and will help to reduce overall carbon emissions.</p> <p>SA 11 Activities will need to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. The site relies on road transport for some access aspects, but movement of goods by pipeline, train and shipping is possible and will help to reduce overall carbon emissions.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution but are designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities at this site take account of these aspirations and new activities at the site will be expected to meet the expectations of the SA Objective. It would be beneficial to include reference to GN1 (11) in relation to waste and pollution in the Development Sites and Allocations SPG.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 14 This site is close to and linked to the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so. It would be beneficial to include a reference to GN1(9) Water Quality</p> <p>SA 15 The site is not within a flood risk area.</p> <p>SA 16 The current operation reflects these aspirations and future proposals on the site will be expected to do likewise. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, there are areas that are important for biodiversity on nearby land and in the Haven Waterway and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. Future development proposals at this site might have indirect impacts on protected sites, in particular those in the Haven Waterway. Any such environmental constraints would need to be taken into consideration and are likely to require mitigation. This requirement is included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible. The operational site area has lost any archaeological or historic interest that it may have held in the past.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are carbon-based and are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>-</p>
	Overall assessment, potential changes and recommendation	<p>Recommend including in Development Sites and Allocations SPG:</p> <ul style="list-style-type: none"> - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11). - Reference to sustainable design GN2 - reference to GN1(9) Water Quality - reference to GN1(4) Soil Quality <p>Reference to GN1 (2) Air Quality</p>
3.	<p>Waterston Tank Farm and LNG, Milford Haven S/EMP/000/00004 (177.35 ha)</p>	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people’s general wellbeing and health.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 The presence of major industrial installations along the Haven Waterway is being supported by selective improvements to the local road network. The site has access to the Port with product being transport by sea and pipeline. The 356 bus service operates past the site entrance which has a good frequency of service between Pembroke Dock and Milford Haven and can support travel for work purposes to the site. There is a railway line directly into the site.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.</p> <p>SA7 The site is outside of the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Activities will need to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. The site relies on road transport for some access aspects, although direct access to The Haven will allow for</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>more sustainable movements of products by ship and pipeline, along with access by train. A frequent bus service supports sustainable transport to the site – all of which may contribute towards reducing carbon emissions.</p> <p>SA 11 Activities will need to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. The site relies on road transport for some access aspects, although direct access to The Haven will allow for more sustainable movements of products by ship and pipeline, along with access by train. A frequent bus service supports sustainable transport to the site – all of which may contribute towards reducing carbon emissions.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution but are designed in a manner that seeks to minimise these aspects. It would be beneficial to include a cross reference to GN (11) in relation to waste and pollution in the Development Sites and Allocations SPG.</p> <p>SA 13 Existing activities at this site take account of these aspirations and new activities at the site will be expected to meet the expectations of the SA Objective. It would be beneficial to include a cross reference to GN (11) in relation to waste and pollution in the Development Sites and Allocations SPG.</p> <p>SA 14 This site adjoins the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so.</p> <p>SA 15 Most of the built development on this site lies outside the flood risk area. However, the land closest to the Haven Waterway and the jetties that extend into the Haven Waterway are in flood risk areas. The activities on this site are reliant on deep-water port access and any structures developed to support seaward access will need to be water-compliant. A Flood Consequences Assessment might be required if further development proposals were submitted within the parts of the site at flood risk – included in Development Sites and Infrastructure SPG 2024.</p> <p>SA 16 The current operation reflects these aspirations and future proposals on the site will be expected to do likewise. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. The site is currently a petro-chemical storage site and LNG terminal. Hence, there will be contamination within its boundaries. If further development is proposed at this site, contamination may need to be remediated – included in Sites Development and Allocations SPG.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 This site adjoins the Haven Waterway and there are jetties that extend into Haven Waterway. The Haven Waterway is protected by various environmental designations including SSSI and SAC. Some brown-field sites can be important for wildlife. This must be considered as part of any future plans and ecological appraisals. The site is within close proximity to important</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>records for bats. Lots of badger records are close by. Area also known to support a large adder population. Ecological assessments would be required for any works on site, due to proximity to important ecological records and habitats. Site sits on a B-Line – This is included in the Sites Development and Allocations SPG.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe with land at the south-eastern boundary of the site designated as a Regionally Important Geodiversity Site. The site has a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site’s use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site’s use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are carbon-based and are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11). - Reference to sustainable design GN2 - reference to GN1(9) Water Quality - Include reference to GN1(4) Soil Quality - Reference to GN1 (2) Air Quality
4.	South Hook LNG (part) S/EMP/000/00007	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people’s general wellbeing and health.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	(59.75 ha)	<p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 Most raw materials coming into this site arrive by sea. There are pipeline links from the site to other locations within the UK. There are no public transport service close to the site. Road access will rely on car journeys/lorries to access the site.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.</p> <p>SA7 The site is outside of the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Activities will need to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. The site relies on road transport for some access aspects, although direct access to The Haven will allow for more sustainable movements of products by ship and pipeline which may contribute towards reducing carbon emissions.</p> <p>SA 11 Activities will need to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. The site relies on road transport for some access aspects, although direct access to The Haven will allow for more sustainable movements of products by ship and pipeline which may contribute towards reducing carbon emissions.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution but are designed in a manner that seeks to minimise these aspects. It would be beneficial to include a cross reference to GN (11) in relation to waste and pollution in the Development Sites and Allocations SPG.</p> <p>SA 13 Existing activities at this site take account of these aspirations and new activities at the site will be expected to meet the expectations of the SA Objective. It would be beneficial to include a cross reference to GN (11) in relation to waste and pollution in the Development Sites and Allocations SPG.</p> <p>SA 14 This site adjoins the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 15 Most of the built development on this site lies outside the flood risk area. However, the land closest to the Haven Waterway and the jetties that extend into the Haven Waterway are in flood risk areas. The activities on this site are reliant on deep-water port access – included in the Development Sites and Allocations SPG 2024.</p> <p>SA 16 The current operation reflects these aspirations and future proposals on the site will be expected to do likewise. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. The site is currently a petro-chemical storage site and LNG terminal. Hence, there will be contamination within its boundaries. If further development is proposed at this site, contamination may need to be remediated - included in the Development Sites and Allocations SPG 2024.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity. Include a reference to the protection of soil.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, there are areas that are important for biodiversity on adjacent land and in the Haven Waterway and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe with a Regionally Important Diversity Site designated along the coastal frontage of the site. The site has significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history. A part of this site is within the Pembrokeshire Coast National Park.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible. The operational site area has lost any archaeological or historic interest that it may have held in the past. The site lies close to South Hook Fort and therefore any future development proposals should take proximity to this into consideration – included in the Development Sites and Infrastructure SPG.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are carbon-based and are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11). - Reference to sustainable design GN2 - reference to GN1(9) Water Quality - Include reference to GN1(4) Soil Quality - Include reference to GN 1(3) landscape protection and the National Park. - Reference to GN1 (2) Air Quality
5.	Pembroke Power Station S/EMP/095/00001 (139.95 ha)	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people’s general wellbeing and health.</p> <p>SA 3 Employment allocations and the associated job opportunities will support education and training that will enhance the skills and knowledge base.</p> <p>SA 4 SA 4 The presence of major industrial installations along the Haven Waterway is being supported by selective improvements to the local road network. Highway access into the site from the County road network is already available but will rely on car journeys as there are no public transport routes close to the site. Many raw materials reach the site by pipeline. Power is exported to the National Grid.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.</p> <p>SA7 The site is outside of the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 10 Activities will need to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. The site relies on road transport for some access aspects, although direct access to The Haven, transportation by pipeline the National Grid will allow for more sustainable movements of products by ship which may contribute towards reducing carbon emissions.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality, although they are designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The site is an operational gas-fired power station and is the second generation of power stations on this site. Hence there is likely to be contamination. Any residual contamination should be remediated during any future redevelopment of the site – included in the Site Development and Allocations SPG.</p> <p>SA 13 New activities at the site will be expected to meet the expectations of the SA Objective. It would be beneficial to include a cross reference to GN (11) in relation to waste and pollution in the Development Sites and Allocations SPG.</p> <p>SA 14 This site adjoins the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so. It would be beneficial to include a reference to protecting water quality GN1 (9).</p> <p>SA 15 Part of this existing major industrial site is within a flood risk area. Such activities are considered to be less vulnerable in a flood risk context. Also, the activities at this site are partly reliant on water abstraction. Any future development proposals are likely to require a Flood Consequences Assessment and, dependent on the outcome, mitigation measures – included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 16 The site is an operational gas-fired power station and is the second generation of power stations on this site. Hence there is likely to be contamination. Any residual contamination should be remediated during any future redevelopment of the site – included in the Site Development and Allocations SPG.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 This site adjoins the Haven Waterway and the Pembroke River. It is operationally dependent on water abstraction from these water bodies and there are also outfalls from the site back into the Haven. The Haven Waterway is protected by various environmental designations including SSSI and SAC. There is an Environmental Centre at nearby Pwllcrochan. Future development proposals at this site would be likely to require project-level HRA. Site is within a core habitat area of a B-Line.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>Otter records nearby. Included in the Development Sites and Infrastructure SPG 2024. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible. The operational site area is likely to have lost any archaeological or historic interest that it may have held in the past.</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are carbon-based and are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11). - Reference to sustainable design GN2 - reference to GN1(9) Water Quality <p>Reference to GN1 (2) Air Quality</p>
6.	Goodwick Industrial Estate S/EMP/034/00003 (4.08 ha)	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people's general wellbeing and health.</p> <p>SA 3 Employment allocations and the associated job opportunities will support education and training that will enhance the skills and knowledge base.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA4 The site is served by bus services linking to Fishguard and Haverfordwest providing a good frequency of service. Close proximity of the site Fishguard Port would allow for transport of goods and materials by sea. The site is also close to a train station but there are limited services operating.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.</p> <p>SA7 The site is located in a Welsh Language sensitive area. Supporting employment in a Welsh speaking area could be beneficial. If new signage is needed, this should be bilingual – this is included in the Development Sites and Infrastructure SPG - 2024.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. The site has good active and sustainable travel opportunities.</p> <p>SA 11 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. The site has good active and sustainable travel opportunities. It would be beneficial to include reference to the protection of air quality in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. The site is currently in use as an industrial site – a mix of industrial and business units and open areas for storage and distribution purposes. Hence, it is possible that there will be contamination within its boundaries. If further development is proposed at this site, any contamination found would need to be remediated – included in Sites Development and Infrastructure SPG 2024.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective. Include reference to GN2 Sustainable Design.</p> <p>SA 14 Many parts of this site are already in use for industrial purposes and those parts with buildings already have services in place. Some parts of the site are used for storage and distribution purposes and might require service extensions and upgrades if the nature of the employment activities change in the future. The site is within a Zone 3 flood risk area and</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>susceptible to both coastal and fluvial flooding. There is potential high risk to water quality during flood events. Include a reference to water quality protection.</p> <p>SA 15 The whole site is within a Zone 3 flood risk zone. The risk is from both coastal and fluvial flooding which is likely to increase in terms of risk and frequency in line with predicted sea-level rise. Employment uses are less vulnerable uses, but businesses are likely to suffer significant and frequent damage. The consequences of flooding are also likely to impact on water quality of coastal and inland water and contamination of land. Damage to buildings or other structures, vehicles or other stored items has potential to cause additional damage outside of the site. Over time there is a need for coastal adaptation. In the short-term any new redevelopment of the site will require a Flood Consequence Assessment.</p> <p>SA 16 The site is currently in use as an industrial site with a mix of businesses uses. It is possible that there will be contamination within the site. There is potential for flood events to increase the extent and level of the contaminated area.</p> <p>SA 15 The whole site is within a Zone 3 flood risk zone. The risk is from both coastal and fluvial flooding which is likely to increase in terms of risk and frequency in line with predicted sea-level rise. Employment uses are less vulnerable uses, but businesses are likely to suffer significant and frequent damage. The consequences of flooding are also likely to impact on water quality of coastal and inland water and contamination of land. The site is part of a wider area used for business uses. Alternative sites within the area have not been forthcoming. Any development of this site will require a Flood Consequence Assessment. In the longer-term use of the site may become restricted by increased flooding.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. This is an existing industrial site and it is unlikely that any significant environmental or ecological interest remains within its boundaries. However, there are areas of significant environmental interest nearby, in particular in the Goodwick Moor area and in Fishguard Harbour. Some brownfield sites can be significant for wildlife; an ecological assessment would be required for works on this site. Biodiversity enhancement measures could help to reduce flooding impacts on site. The site sits on a B-Line. – included in Sites Development and Infrastructure SPG 2024.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. This existing employment site area is not of archaeological or historic interest.
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend :</p> <p>It would be beneficial to include reference to the protection of air quality .</p> <p>Include a reference to GN1 (9)water quality protection.</p> <p>Include a reference to GN1 (8) Flooding</p>
7.	Withybush Cluster (East Estate) S/EMP/040/00011 (9.64 ha)	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people's general wellbeing and health.</p> <p>SA 3 Employment allocations and the associated job opportunities will support education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site is close to the A40. Vehicular access is available from Withybush Road, the access for the wider business area. The T5 bus service operates along the A40. Diversion of the bus route into the wider business park area would provide sustainable transport access to the site. Without this access would need to be by car. Cycle parking within the site would help to meet this SA Objective.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.</p> <p>SA 7 The site is located in a Welsh Language sensitive area. If new signage is needed, this should be bilingual – included in the Development Sites and Infrastructure SPG.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. There are opportunities to improve sustainable transport access to the site which will assist with reducing carbon emissions.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. Include reference to air quality considerations. There are opportunities to improve sustainable transport access to the site which will assist with reducing carbon emissions.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. The site is currently largely in use for business purposes. Much of the land at Withybush has been used for military and / or aviation uses in the past (some land still being used for the latter purpose). Hence, it is possible that there will be contamination within the boundaries of this site. If further development is proposed at this site, any contamination found would need to be remediated –Development Sites and Infrastructure SPG 2024.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective. Include reference to GN2 Sustainable Design.</p> <p>SA 14 Future activities will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 This site is not in a flood risk area.</p> <p>SA 16 Much of the land has been use for military and/or aviation uses in the past and so it is possible that there will be contamination within the site. Remediation should be undertaken as a part of any future redevelopment of the site.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, the nearby Withybush Woods area has some importance for biodiversity and new proposals on this site should be designed in a way that ensures the continuing protection of that area. Hence, the requirements of this SA Objective should be taken into consideration</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>whenever new activities are proposed within this site, including off-site impacts. Protection measures are included in – Development Sites and Infrastructure SPG 2024</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. It is unlikely that any archaeological interest remains on this site. However, a few historic buildings remain close to this site and these should be taken into consideration if any future development proposals come forward on this site – included in Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> - Reference to sustainable transport initiatives GN1 (6) - Reference to sustainable design GN2 - Reference to GN1 (2) Air Quality
8.	<p>Withybush Cluster (North Estate) S/EMP/040/00012 (5.19 ha)</p>	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people's general wellbeing and health.</p> <p>SA 3 Employment allocations and the associated job opportunities will support education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site is close to the A40. Vehicular access is available from Withybush Road, the access for the wider business area. The T5 bus service operates along the A40. Diversion of the bus route into the wider business park area would provide sustainable transport access to the site. Without this access would need to be by car. Cycle parking within the site would help to meet this SA Objective.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.</p> <p>SA 7 The site is located in a Welsh Language sensitive area. If new signage is needed, this should be bilingual – included in the Development Sites and Infrastructure SPG.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. There are opportunities to improve sustainable transport access to the site which will assist with reducing carbon emissions.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. Include reference to air quality considerations. There are opportunities to improve sustainable transport access to the site which will assist with reducing carbon emissions.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. The site is currently largely in use for business purposes. Much of the land at Withybush has been used for military and / or aviation uses in the past (some land still being used for the latter purpose). Hence, it is possible that there will be contamination within the boundaries of this site. If further development is proposed at this site, any contamination found would need to be remediated –Development Sites and Infrastructure SPG 2024.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective. Include reference to GN2 Sustainable Design.</p> <p>SA 14 Future activities will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 This site is not in a flood risk area.</p> <p>SA 16 Much of the land has been use for military and/or aviation uses in the past and so it is possible that there will be contamination within the site. Remediation should be undertaken as a part of any future redevelopment of the site.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 17 The current operation has compromised soil quality. Future proposals should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, the nearby Withybush Woods area has some importance for biodiversity and new proposals on this site should be designed in a way that ensures the continuing protection of that area. Hence, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. Protection measures are included in – Development Sites and Infrastructure SPG 2024</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site’s use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site’s use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. It is unlikely that any archaeological interest remains on this site. However, a few historic buildings remain close to this site and these should be taken into consideration if any future development proposals come forward on this site – included in Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> - Reference to sustainable transport initiatives GN1 (6) - Reference to sustainable design GN2 - Reference to GN1 (2) Air Quality
9.	<p>Withybush Cluster (Lodge Estate)</p> <p>S/EMP/040/00015</p> <p>(0.96 ha)</p>	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people’s general wellbeing and health.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site is close to the A40. Vehicular access is available from Withybush Road, the access for the wider business area. The T5 bus service operates along the A40. Diversion of the bus route into the wider business park area would provide sustainable transport access to the site. Without this access would need to be by car. Cycle parking within the site would help to meet this SA Objective.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.</p> <p>SA 7 The site is located in a Welsh Language sensitive area. If new signage is needed, this should be bilingual – included in the Development Sites and Infrastructure SPG.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. Improved links to sustainable transport would also help to reduce carbon emissions.</p> <p>SA 11 Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. It would be beneficial to included reference to the protection of air quality in the Sites Development and Infrastructure SPG 2024. Improved links to sustainable transport would also help to reduce carbon emissions.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. The site is currently largely in use for business purposes. Much of the land at Withybush has been used for military and / or aviation uses in the past (some land still being used for the latter purpose). Hence, it is possible that there will be contamination within the boundaries of this site. If further development is proposed at this site, any contamination found would need to be remediated –Development Sites and Infrastructure SPG 2024.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 14 Future activities will be expected to meet the requirements of this SA Objective. The Sites Development and Infrastructure SPG 2024 could usefully refer to water quality protection. Policy GN (9)</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts. The site is not within a flood zone.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. Much of the land at Withybush has been used for military and / or aviation uses in the past (some land still being used for the latter purpose). Hence, it is possible that there will be contamination within the boundaries of this site. If further development is proposed at this site, any contamination found would need to be remediated. Included in Development Sites and Infrastructure SPG 2024.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity. Include reference to the protection of soil quality.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. The trees within and on the boundaries of the site are of environmental and ecological interest and should, wherever possible, be retained. There must be a sufficient buffer for the woodland and river corridor. Lighting must not spill into this buffer. Any ecological survey must consider flight lines for bats to ensure these are retained, protected and remain dark. A ecological management plan for the buffer may be required. This is included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. It is unlikely that any archaeological interest remains on this site.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p>
	Overall assessment, potential changes	In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	and recommendation:	<p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> - Reference to sustainable transport initiatives GN1 (6) - Reference to sustainable design GN2 - Reference to GN1 (2) Air Quality <p>Reference to GN1 (9) Water Quality</p>
10	<p>Thornton Industrial Cluster S/EMP/086/00003 (20.51 ha)</p>	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people's general wellbeing and health.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site is at the northern edge of Milford Haven. It is between 700m and 1.5km from the route of the 302 bus service. It is also distant from the train station. Whilst some may walk to the site, for many the only feasible option will be by car.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.</p> <p>SA7 The site is not in the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. Reference to GN1 (2) Air Quality would be beneficial.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. Reference to minimise the generation of waste during implementation and manages any waste generated - GN1 (11) would be beneficial.</p> <p>SA 13 New activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 Future employment activities on this site will be expected to meet the requirements of this SA Objective. Reference to GN1(9) Water Quality would however be beneficial. There are likely to be hydrological links with the Pembrokeshire Marine SAC.</p> <p>SA 15 The site is not in a flood risk zone.</p> <p>SA 16 The site is not known to be contaminated. Future proposals on the site will be expected to reflect the requirements of this SA Objective.</p> <p>SA 17 Half of the land within the site is classified as Urban. The remainder is Grade 2 (35.8%), Grade 3a (0.6%) and 3b (13.2%). There is an overriding need for the development as it forms part of the strategic employment provision serving the Milford Haven Waterway. Lower graded land is in the river corridor and of local environmental value and contributes to the landscape quality of the area. Reference to GN1(4) Soil Quality would be beneficial.</p> <p>SA 18 Trees and hedgerows on the site boundary should be retained wherever possible. There are likely to be hydrological links with the Pembrokeshire Marine SAC.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. Reference to sustainable design GN2 in Development Sites and Infrastructure SPG 2024 would be beneficial. Archaeological investigation of the site will be needed and mitigation might be required, dependent on the outcome.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> - Reference to Sustainable Transport GN1(6) - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11). - Reference to sustainable design GN2 - reference to GN1(9) Water Quality - reference to GN1(4) Soil Quality <p>Reference to GN1 (2) Air Quality and neighbour amenity</p>
11	<p>Pembroke Dock Cluster (West Llanion) S/EMP/096/00003 (6.91 ha)</p>	<p>SA4 The site has opportunities for active and sustainable SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people's general wellbeing and health.</p> <p>SA3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>travel access to the site. There are several bus services operating in the town with links to Milford Haven and Tenby. There is also a railway station with a regular train service to Pembroke, Tenby and Carmarthen.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA7 The site is not in the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 The westernmost part of the site adjoins West Llanion Pill and the Haven Waterway. The latter is protected by SSSI and SAC designations but Llanion Pill is excluded. Development proposals may require project level HRA. Future employment activities on this site will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 Most of the site sits above the flood zone and is not at risk from flooding. The westernmost parts of the site immediately adjoin areas at risk of flooding at West Llanion Pill. A Flood Consequences Assessment would be likely to be needed if development proposals come forward in that part of the site at a future date. This would need to consider future management of sea defences – included in the Sites Development and Allocation Supplementary Planning Guidance 2024.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. A contamination risk assessment and, dependent on the outcome, follow up remediation, might be needed to support future development proposals at this site – Development Sites and Infrastructure SPG 2024.</p> <p>SA 17 This is a brownfield site. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 This site adjoins West Llanion Pill, which is part of the Milford Haven Waterway. The marine area forms part of the protected SAC. The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. The westernmost part of the site adjoins West Llanion Pill and the Haven Waterway. The latter is protected by SSSI and SAC designations, but West Llanion Pill is excluded from this area. There are some trees within the site</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>that it would be desirable to preserve. Future development proposals affecting the parts of the site adjoining West Llanion Pill and the Haven Waterway might require project-level HRA, but elsewhere this would be less likely to be needed – included in the Sites Development and Infrastructure SPG.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. There is unlikely to be archaeological interest on the site. There are no listed buildings.</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11). - Reference to sustainable design GN2 - reference to GN1(9) Water Quality - reference to GN1(4) Soil Quality <p>Reference to GN1 (2) Local Amenity</p>
12	Pembroke Dock Cluster (Royal Dockyard) S/EMP/096/00002 (28.95 ha)	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people's general wellbeing and health.</p> <p>SA3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA4 The site has opportunities for active and sustainable travel access to the site. There are several bus services operating in the town with links to Milford Haven and Tenby. There is also a railway station with a regular train service to Pembroke, Tenby and Carmarthen.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation. SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA7 The site is not in the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. Reference to minimise the generation of waste during implementation and manages any waste generated - GN1 (11) would be beneficial.</p> <p>SA13 New activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site adjoins the Milford Haven Waterway which is protected by SSSI and SAC designations. Future employment activities on this site will be expected to meet the requirements of this SA Objective. It would be beneficial to include reference to the protection of water quality – Policy GN1 (9).</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 15 The northern and western margins of the site and some of the jetties are in the flood zone. Future development proposals may therefore require a Flood Consequences Assessment and, dependent on the outcome, mitigation measures. Sites Development and Infrastructure SPG 2024.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. A contamination risk assessment and, dependent on the outcome, follow up remediation, might be needed to support future development proposals at this site. Some aspects of the contamination that might potentially be found at this site could be unusual and relate to former military activities - Sites Development and Infrastructure SPG 2024.</p> <p>SA 17 This is a brownfield site. The current operation has compromised soil quality. Treatment of contamination may be necessary. These considerations are included in Development Sites and Infrastructure SPG 2024.</p> <p>SA 18 This site adjoins the Milford Haven Waterway. The marine area forms part of the protected SAC. The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. A project level HRA may be needed for proposals. See Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. There are, however, a number of buildings within the site that reflect the Naval and Airforce heritage of the area and have Listed Buildings</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. There are, however, a number of buildings within the site that reflect the Naval and Airforce heritage of the area and have Listed Building status. Efforts will be made to minimise impact of new development on these buildings. These considerations are included in the Development Sites and Infrastructure SPG 2024</p>
	Overall assessment, potential changes and recommendation:	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change, excepting those relating to renewable energy projects.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<ul style="list-style-type: none"> - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11). - Reference to sustainable design GN2 - reference to GN1(9) Water Quality - Reference to GN1 (2) Local Amenity <p>Reference to GN1(8) Flood Risk</p>
13	<p>Waterloo and London Road Industrial Estate Cluster (Ferry Lane) S/EMP/096/00004 (3.61 ha)</p>	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people's general wellbeing and health. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements – uses proposed B1;B2;B8. -Reference to GN1 (2) Local Amenity would be beneficial. Included in the LDP2 Development Sites and Infrastructure SPG 2024.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site has opportunities for active and sustainable travel access to the site. There are several bus services operating in the town with links to Milford Haven and Tenby. There is also a railway station in the town with a regular train service to Pembroke, Tenby and Carmarthen.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA7 The site is not in the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. Include reference to GN1(2) Local Amenity.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11).</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective. Include reference to sustainable design GN2.</p> <p>SA 14 This site is not particularly close to either the coast or major inland waterways. Nonetheless, future employment activities on this site will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts. The site is not in a flood zone.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity. The site has a long history of use for industrial purposes (and some more recent use for other purposes, including retail) and in consequence, it is possible that some parts of it are contaminated. Future development proposals would be expected to remediate any contamination that still exists at this site. A risk assessment will be required and, dependent on the outcome, remediation may be needed. This requirement is included in the Development Sites and Infrastructure SPG.</p> <p>SA 18 • The site sits on a B-line, and any enhancements should include planting for pollinators. Site boundaries (including the railway embankment) are likely to be of ecological interest. A buffer be required for areas of ecological interest. This requirement is included in the Development Sites and Infrastructure SPG.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. There is unlikely to be much retained archaeological interest within the site. Nor are there any listed buildings within the site area.</p>
	Overall assessment, potential changes and recommendation:	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11). <p>Reference to sustainable design GN2.</p>
14	<p>Waterloo and London Road Industrial Estate (Kingswood) S/EMP/096/00005 (8.31 ha)</p>	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people's general wellbeing and health. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements – uses proposed B1;B2;B8 . Most of this site is already in use for employment purposes (there is also an element of residential use) and services and infrastructure are already in place. Reference to GN1 (2) Local Amenity would be beneficial.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site has opportunities for active and sustainable travel access to the site. There are several bus services operating in the town with links to Milford Haven and Tenby. There is also a railway station in the town with a regular train service to Pembroke, Tenby and Carmarthen.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation. SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA7 The site is not in the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is close to Cosheston Pill, which is part of the Milford Haven Waterway SSSI and SAC. Future employment activities on this site will be expected to meet the requirements of this SA Objective. Reference to GN1 (9) Water Quality would be beneficial.</p> <p>SA 15 The site is not in a flood risk area, but immediately adjacent to a Zone 3 risk area at the western extent of the site. The risk is from the sea and there is potential that the extent of the flood risk area will encroach into the site over time due to predicted sea level rise. Reference to GN1 (8) Flooding would be beneficial.</p> <p>SA 16 The site has a long history of use for industrial purposes and it is possible that some parts are contaminated. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. Future proposals on the site will be expected to reflect the requirements of this SA Objective.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 17 There is no best and most versatile agricultural land within this site. The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 This site is close to Cosheston Pill, which is part of the Milford Haven Waterway. The marine area forms part of the protected SAC. The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. The site sits on a B-line, and any enhancements should include planting for pollinators. Site boundaries (including the railway embankment) are likely to be of ecological interest. A buffer be required for areas of ecological interest. A reference to this is already included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 The Site is within the Milford Haven historic landscape but also is industrial site.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. There is unlikely to be much retained archaeological interest within the site. Nor are there any listed buildings in this part of Pembroke Dock. Reference to sustainable design GN2 would be beneficial.</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> Reference to Water Quality GN1 (9) Reference to Flood Risk GN1 (8). - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11). - Reference to sustainable design GN2.

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		Reference to GN1 (2) Local Amenity would be beneficial.
15	Waterloo and London Road Industrial Estate S/EMP/096/00006 (19.41 ha)	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people’s general wellbeing and health. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements – uses proposed B1;B2;B8 . Land immediately adjacent to this site is currently in use for gypsy and traveller accommodation. New development proposals in close proximity to the gypsy and traveller site should take its presence into consideration. Include a reference to the protection of local amenity in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site has opportunities for active and sustainable travel access to the site. There are several bus services operating in the town with links to Milford Haven and Tenby. There is also a railway station within the site with a regular train service to Pembroke, Tenby and Carmarthen.</p> <p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA7 The site is not in the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. One of the uses currently on this site is a waste management and recycling centre and for that reason, this SA Objective is considered to have positive and negative impacts in this instance.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site adjoins Cosheston Pill, which is part of the Milford Haven Waterway SSSI and SAC. The site is within a Zone 3 flood risk area and so there is significant potential for flood events to adversely affect coastal water. Future employment activities on this site will be expected to meet the requirements of this SA Objective. Reference to GN1 (9) Water Quality would be beneficial.</p> <p>SA 15 Much of this site is in a Zone 3 flood zone. The risk is from the sea and is likely to increase in terms of risk and frequency in line with predicted sea-level rise. Employment uses are less vulnerable uses but businesses are likely to suffer significant and frequent damage. The consequences of flooding are also likely to impact on water quality of coastal and inland water and contamination of land. Damage to buildings or other structures, vehicles or other stored items has potential to cause additional damage outside of the site. Over time there is a need for coastal adaptation. In the short-term any new redevelopment of the site will require a Flood Consequence Assessment.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. The site has a long history of use for industrial and (in the case of the Waterloo Industrial Estate) waste disposal purposes. Hence, many parts of the site are contaminated. The site is within a Zone 3 flood risk area and flood events have potential to disperse contamination. A risk assessment will be required and, dependent on the outcome, restrictions regarding the types of use that might be accepted on the site and / or remediation would be needed. This requirement is included in the Development Sites and Infrastructure SPG.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 This site adjoins Cosheston Pill, which is part of the Milford Haven Waterway. The marine area forms part of the protected SAC. Hence, proposals for major new developments on this site may require project-level Habitat Regulations Assessment. The biodiversity value of land within this site has been compromised by the current activities. There may be a</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>significant population of reptiles within close proximity to this site. This requirement is included in the Development Sites and Infrastructure SPG.</p> <p>SA 19 The Site is within the Milford Haven historic landscape and also within an existing industrial site.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. Useful to include a reference to Sustainable Design GN 2.</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change, excepting those relating to renewable energy projects. The site is liable to flooding and its long-term redevelopment opportunities are likely to be reduced over time.</p>
16	<p>Pembrokeshire Science and Technology Park Cluster (Cleddau Bridge) S/EMP/096/00007 (2.33 ha)</p>	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2. Employment generation and income can help generate income which helps people's general wellbeing and health. This is a brownfield business park site. Activities on this site are required to meet relevant health and safety requirements – uses proposed B1.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site is accessed from the A477. An existing bus route operating between Milford Haven and Pembroke Dock runs along the A477 on a regular basis. An amendment to the route of the service to run through the site would significantly improve the sustainable transport access to the site. Pedestrian access would be feasible from the Llanion area of Pembroke Dock using existing footways, although there is currently no pedestrian crossing point on the A477 which has high volumes of traffic. Investment for a footbridge or underpass across the road would improve potential to meet this SA Objective. Reference to GN1 (6) Sustainable Transport would be beneficial.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA5 There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 Vibrant communities will require good employment opportunities which can be met by this allocation.</p> <p>SA7 The site is outside of the Welsh language-sensitive area.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which business activity already takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 The site is close to the Haven Waterway and Cosheston Pill which are protected by SSSI and SAC designations. Future employment activities on this site will be expected to meet the requirements of this SA Objective. Reference to GN1 (9) would be beneficial.</p> <p>SA 15 This site is not within a flood risk area.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. This site is not known to be contaminated.</p> <p>SA 17 Three-quarters of the site is Grade 3a agricultural land. There is a small area of Grade 2 land (8.8%) and the remainder is non-agricultural or Grade 4. Much of the wider business park is developed with significant areas of landscaping around the</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>buildings. Surrounding land is within a wide range of gradings from grade 2 to grade 5. There is little agricultural activity in this location.</p> <p>SA 18 This site is on high land above the Milford Haven Waterway. The marine area forms part of the protected SAC. The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. This site is already developed and includes both buildings surrounding landscaped areas. The site lies close to the Haven Waterway and to Coshaston Pill, which are protected by SSSI and SAC designations. There is an important belt of Ancient Woodland between the site and the Haven Waterway (Ferry Wood). Landscaped areas within the site, while of limited biodiversity importance, contribute to an attractive landscaped setting and should be retained wherever possible. Future development proposals might require project level HRA, dependent on their nature and precise location within the site. The site sits on a B-Line, and any enhancements should seek to provide planting for pollinators. There are other records within close proximity to the site, and any development must consider disturbance. These requirements are included in the Development Sites and Infrastructure SPG.</p> <p>SA 19 This existing employment site is of comparatively recent construction and includes some landscaping, helping to blend it into the surrounding landscape. It does not impact on geological heritage.</p> <p>SA 20 This is an existing business site of comparatively recent construction. While not vernacular architecture, it presents a modern, clean image. Future developments should seek to bring further positive benefits.</p> <p>SA 21 This is an existing business site of comparatively recent construction. While not vernacular architecture, it presents a modern, clean image. Future developments should seek to bring further positive benefits. This site does not have any significant archaeological or historic interest.</p>
	Overall assessment, potential changes and recommendation	<p>In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses present a modern, clean image but are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>Recommend including in Development Sites and Infrastructure SPG:</p> <ul style="list-style-type: none"> - Reference to Sustainable Transport GN1(6) - Reference to minimise the generation of waste during implementation and manages any waste generated -GN1 (11). - Reference to sustainable design GN2.

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		Reference to GN1 (2) Local Amenity would be beneficial.

APPENDIX 6: Assessment of Allocations

Contents:

Strategic Employment Provision SP 14
 Strategic Employment Sites SP15

Renewable Energy – target and allocations GN 5

Employment Allocations GN 9
 Mixed-use GN10
 Residential Allocations GN 16
 Specialist and Supported Accommodation Allocations GN23
 Community Facility Allocations GN 29
 Transport Routes and Improvements GN 36
 Working of Minerals GN 37
 Waste Management Facilities GN 59

Key

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.

?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.
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Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Mitigating negative site-specific impacts

Where development on allocated sites is likely to have adverse impacts, the site allocation policies/supplementary planning guidance of the Local Development Plan would need to include mitigation measures to minimise or obviate those impacts. Many of these refer to the plan's development management policies. These include mitigation measures related to:

Key	Policy Reference	
A.	GN1 (2)	Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.
B.	GN1(4)	Soil Quality: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils
C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.
E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.
G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.

H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk
I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity.
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting
L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.

The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

Site reference	Site name	Area (hectares)	Preferred renewable energy technology
SPV/066/LDP2/01	East of Hazelbank, Llanstadwell	0.68	Solar Photovoltaic Array
SPV/149/LDP2/01	West of Ford Farm, Wolfscastle	1.55	Solar Photovoltaic Array

Renewable Energy – Allocations – GN 5 – Summary Table

Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Weish Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
SPV/066/LDP2/01	0	++	0	0	0	0	0	0	0	++	++	+	++	0	0	+	-/+	?	?	-	

Site Ref and Name (Area in ha)	Assessment in relation to SA Objectives
East of Hazelbank, Llanstadwell SPV/066/LDP2/01 (0.68 ha)	<p>SA 2 Generation of renewable energy will reduce reliance on carbon technologies and thereby reduce pollution, climate change and global warming.</p> <p>SA 8 There is no direct relationship between the allocation and this SA Objective, although the construction of renewable energy installations will bring some local employment benefits in the build phase.</p> <p>SA 9 Renewable energy technology provides sustainable power which can benefit the local economy and the environment.</p> <p>SA 10 Renewable energy is zero carbon and will boost Pembrokeshire's contribution to combatting climate change.</p> <p>SA 11 Solar PV installations do not result in carbon emissions and do not emit other damaging environmental pollutants. By offsetting the need to burn carbon-based fuels, their use will help to improve air quality.</p> <p>SA 12 Solar PV installations hardly produce any waste or pollution, except in the manufacturing and de-commissioning phases.</p> <p>SA 13 Solar PV installations use natural sunlight to generate power and heat.</p> <p>SA15 This site is not within a flood zone.</p> <p>SA 16 Solar PV installations can make efficient use of land and additionally they will not contaminate the land. However, there may be some loss of productive farmland, although some residual agricultural use may remain. This south-facing site has an excellent alignment for a solar PV installation. There are no known contamination issues at this site.</p> <p>SA 17 Three quarters of the site is Grade 2 agricultural land. The remainder is Grade 3b. The only suitable alternative site is allocated for residential development. Solar PV installations should not significantly affect soil quality or quantity. However, they will impact on the way the land is used, which may modify soil properties in the long term. Generally, solar PV installations are time-limited and once de-commissioned the previous use should be able to recommence.</p> <p>SA 18 Hedgerows and trees at the boundaries of the site should be retained, strengthened and reinstated wherever possible at the boundaries of the site. This site is in proximity to the Special Area of Conservation (SAC) to the south. The site is also on a B-Line. Enhancement should also provide planting for pollinators. NRW advises that due to the close proximity of the site to the Pembrokeshire Marine SAC, a Habitats Regulation Assessment may be required. This requirement is included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 Solar PV arrays may have a landscape impact, particularly in rural areas where they will present a black ground cover against a predominantly green and brown backdrop. However, the impacts are at a lower height than wind turbines and will vary from site to site. Care is needed in locations close to the Pembrokeshire Coast National Park, where inter-visibility issues may arise. Solar PV</p>

	<p>arrays are unlikely to affect geological heritage. Generally, solar PV arrays are subject to temporary permissions and land can return to its original form post-decommissioning.</p> <p>SA 20 Solar PV arrays do not in any way relate to vernacular architecture or built heritage.</p> <p>SA 21 Solar PV arrays do not in any way relate to vernacular architecture or built heritage. There are no known archaeology issues at this site.</p>
<p>Overall assessment, potential changes and recommendation:</p>	<p>Solar PV arrays will bring positive benefits in terms of human health and well-being, reducing reliance on carbon technologies, combatting climate change, providing sustainable power with minimal pollution, making use of natural sunlight and causing minimal damage to the land on which they are located. Some care is needed to ensure that landscape and visual impacts are kept to a minimum, including in locations close to the Pembrokeshire Coast National Park or to assets of the historic environment.</p>
<p>West of Ford Farm, Wolfscastle SPV/149/LDP2/01 (1.55ha)</p>	<p>SA 2 Generation of renewable energy will reduce reliance on carbon technologies and thereby reduce pollution, climate change and global warming.</p> <p>SA 8 There is no direct relationship between the allocation and this SA Objective, although the construction of renewable energy installations will bring some local employment benefits in the build phase.</p> <p>SA 9 Renewable energy technology provides sustainable power which can benefit the local economy and the environment.</p> <p>SA 10 Renewable energy is zero carbon and will boost Pembrokeshire's contribution to combatting climate change.</p> <p>SA 11 Solar PV installations do not result in carbon emissions and do not emit other damaging environmental pollutants. By offsetting the need to burn carbon-based fuels, their use will help to improve air quality.</p> <p>SA 12 Solar PV installations hardly produce any waste or pollution, except in the manufacturing and de-commissioning phases.</p> <p>SA 13 Solar PV installations use natural sunlight to generate power and heat.</p> <p>SA 16 Solar PV installations can make efficient use of land and additionally they will not contaminate the land. However, there may be some loss of productive farmland, although some residual agricultural use may remain. This site has good potential as the location for a solar PV installation.</p> <p>SA 17 The site is Grade 2 agricultural land. Lower grade land in the locality has a greater environmental value. Solar PV installations should not significantly affect soil quality or quantity. However, they will impact on the way the land is used, which may modify soil properties in the long term. Generally, solar PV installations are time-limited and once de-commissioned the previous use should be able to recommence.</p>

	<p>SA 18 Solar PV installations will modify the way in which land is used and may have impacts on biodiversity and ecosystems. However, they are not likely to cause significant damage and once decommissioned the site should be able to return to its original condition. The impact is therefore judged to be uncertain. Hedgerows and trees on the site boundaries should be retained wherever possible. On the part of the site boundary that is undefined, new hedgerows should be planted. The site is close to the Western Cleddau SSSI and SAC and this should be taken into consideration in preparing plans for the development of this site. A Protected Species Survey will be required, due to the presence of bats, a European Protected Species. This requirement is included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 Solar PV arrays may have a landscape impact, particularly in rural areas where they will present a black ground cover against a predominantly green and brown backdrop. However, the impacts are at a lower height than wind turbines and will vary from site to site. Care is needed in locations close to the Pembrokeshire Coast National Park, where inter-visibility issues may arise. Solar PV arrays are unlikely to affect geological heritage. Generally, solar PV arrays are subject to temporary permissions and land can return to its original form post-decommissioning.</p> <p>SA 20 Solar PV arrays do not in any way relate to vernacular architecture or built heritage.</p> <p>SA 21 Solar PV arrays do not in any way relate to vernacular architecture or built heritage. There is archaeological interest on the site and mitigation will be secured by planning condition. This requirement is included in the Development Sites and Infrastructure SPG 2024.</p>
Overall assessment, potential changes and recommendation:	Solar PV arrays will bring positive benefits in terms of human health and well-being, reducing reliance on carbon technologies, combatting climate change, providing sustainable power with minimal pollution, making use of natural sunlight and causing minimal damage to the land on which they are located. Some care is needed to ensure that landscape and visual impacts are kept to a minimum, including in locations close to the Pembrokeshire Coast National Park or to assets of the historic environment.

APPENDIX 6: Assessment of Allocations

Contents:

Strategic Employment Provision SP 14
Strategic Employment Sites SP15
Renewable Energy – target and allocations GN 5

Employment Allocations GN 9

Mixed-use GN10
Residential Allocations GN 16
Specialist and Supported Accommodation Allocations GN23
Community Facility Allocations GN 29
Transport Routes and Improvements GN 36
Working of Minerals GN 37
Waste Management Facilities GN 59

Key

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.

?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.
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Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Mitigating negative site-specific impacts

Where development on allocated sites is likely to have adverse impacts, the site allocation policies/supplementary planning guidance of the Local Development Plan would need to include mitigation measures to minimise or obviate those impacts. Many of these refer to the plan’s development management policies. These include mitigation measures related to:

Key	Policy Reference	
A.	GN1 (2)	Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.
B.	GN1(4)	Soil Quality: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils
C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.
E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.
G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.

H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk
I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity.
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting
L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.

The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

	Allocation Reference	Site Name	Area (ha)	Use Classes
1	EMP/030/00001	Park Gwynfryn, Crymych	6.92	B1:B8
2	EMP/034/00006	Celtic Link Business Park, near Sclleddau	13.29	B1:B2:B8
3	EMP/040/LDP2/01	Withybush Showground, Haverfordwest	9.74	B1:B2:B8
4	EMP/053/00001	Old Station Yard Letterston	1.23	B1:B8
5	EMP/088/LDP/01	Rushacre Enterprise Park Extension, Narberth	1.33	B1:B8
6	EMP/000/LDP2/01	Land at Princes Gate Spring Water	4.33	B1:B8
7	EMP/040/LDP2/01	South of Parc Gwynfryn, Crymych	1.79	B1:B8
8	EMP/132/LDP2/01	South of KP Thomas and Sons, near Templeton	2.57	B1:B8
9	EMP/093/00001	North of Honeyborough Industrial Estate, Neyland	1.55	B1:B8

Employment Allocations – GN 9 – Summary Table

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
1.	EMP/030/00001 Parc Gwynfryn, Crymych (6.92 ha)	+	+/-	+	++	0	+	+	++	++	?	-	+/-	-	?	0	?	0	-	-	-	0
	Mitigation											A	G	G	E	E	G		C	J	I	
2.	EMP/034/00006 Celtic Link Business Park, near Scleddau (13.29 ha)	+	+/-	+	-	0	+	+	++	++	?	-	+/-	-	?	0	?	-	-	-	-	0
	Mitigation											A	G	G	E	E	G		C	J	I	
3.	EMP/040/LDP2/1 Withybush Showground, Haverfordwest (9.74 ha)	+	+/-	+	-/?	0	+	+	++	++	?	-	-		0	0	?	-				0
	Mitigation				D							A	G	G			G		C	J	I	
4.	EMP/053/00001 Old Station Yard, Letterston (1/23 ha)	+	+/-	+	-	0	+	+	++	++	?	-	-	-	?	0	?	-	-	-	-	0
	Mitigation		A		D							A	G		G	I,L	G		C	J	I	
5.	EMP/088/LDP/01 Rushacre Enterprise Park extension, Narberth (2.04 ha)	+	+/-	+	+	0	+	+	++	++	?	-	-	-	?	?	?	++	?	-	-	?0

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
	Mitigation		A		D								G	G	G	G	G			j	I	
6.	EMP/000/LDP2/01 Land at Princes Gate Spring Water (4.33 ha)	+	+	+	--	0	+	+	++	++	?	-	-	-	+	-	+	++	-	+	-	0
	Mitigation															I			C	J	I	
7.	EMP/030/LDP2/01 South of Parc Gwynfryn, Crymych (1.79 ha)	+	+/-	+	++	0	+	+	++	++	?	-	-	-	?	0	-	++	-	-	-	0
	Mitigation		A									A	G			E	G		C	J	I	
8.	EMP/132/LDP2/01 South of K.P. Thomas and Sons, near Templeton (2.57 ha)	+	+/-	+	--	0	+	0	++	++	-	-	-	-	0	0	-	+/-	-	-	-	0
	Mitigation		A									A	G	G			G	G	C	J	I	
9.	EMP/093/00001 North of Honeyborough Industrial Estate, Neyland (1.55ha)	+	+/-	+	+	0	+	0	++	++	?	?	-	?	-	0	-	-	-	-	-	0
	Mitigation				D							A	G		E		G		C	J		

Employment Allocations GN 7 – Full Assessment

<p>All sites</p> <p>SA17 Safeguard soil quality and quantity</p>	<p>The methodology for allocating land has followed a sequential approach which will have limited the extent of agricultural land proposed for development, based on its relationship with other aspects of relevance such as ecological and landscape value and relationship to existing developed areas. Removing the ‘best and most versatile’ land grades (1 – 3a) would significantly reduce the number and area of sites allocated for development. Mitigation measures may enable sites to be developed more sustainably through the use of planning conditions to ensure that on each relevant site soils are handled, stored and re-used carefully to allow the soil resource to continue to provide these benefits.</p>
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Site Ref and Name (Area in ha)	Assessment in relation to SA Objectives
<p>Parc Gwynfryn, Crymych EMP/030/00001 (6.92 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 This is a partly developed industrial site. Employment generation and income can help generate income which helps people’s general wellbeing and health. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 – The site is immediately adjacent to the A478 with good transport links to the A40 at Penblewin and north to Cardigan. The 430 bus service operates along the same road between Cardigan and Narberth providing sustainable transport access to the site six days a week at times suitable for regular working hours. There is also a Bwcabus service available to nearby villages, although this is unlikely to be suitable for use by employees at the site.</p> <p>SA6 This allocation would support this objective providing employment opportunities and the potential for key services in the form of waste management.</p> <p>SA7 The site is in a Welsh Language Sensitive Area – Signage is flagged in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p>

	<p>SA 10 This is a partly developed employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. One of the uses on this site is a waste management operation. Hence, positive and negative impacts may arise under this SA Objective. A contamination risk assessment and, dependent on the outcome, follow up remediation, might be needed to support future development proposals at this site. This requirement is included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective. The site is not in a flood risk area. There are, however, some nearby watercourses. Include reference to the protection of water quality.</p> <p>SA 15 The site is not in a flood risk area. There are, however, some nearby watercourses. Include reference to the protection of water quality.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 There is no best and most versatile agricultural land within this site.</p> <p>SA 18 There are not known to be any environmental designations within the site, but there is potential for activities within the site to affect a nearby Natura 2000 site. Hence, screening for project-level HRA may be needed in conjunction with future development proposals. The site is bounded on one side by a disused railway line, alongside which some of the line-side vegetation has survived. The integrity of this alignment and of the vegetation it supports should be protected wherever possible. These requirements are included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 The site is well screened from the A.478 road, but aside from that is of a fairly open nature and easily visible from surrounding land. Future development proposals on this site should be designed so as to minimise visual impact when viewed from nearby land. The site is bounded on one side by a disused railway line, alongside which some of the line-</p>
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	<p>side vegetation has survived. The integrity of this alignment and of the vegetation it supports should be protected wherever possible. These requirements are included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 20 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible, particularly as it is an elevated location. Include cross reference to Sustainable Design GN2. Visual impact is included in the Development Sites and Infrastructure SPG 2024.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - the need to consider local amenity issues including air quality GN1 (2) and water quality GN1 (9) - the need to address the sustainable design requirements of Policy GN2.
<p>Celtic Link Business Park near Scleddau EMP/034/00006</p> <p>(13.29 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a partly developed industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 – the site has a good road link (A4219) directly from the A40 which is part of the Trunk Road network and provides good access to Haverfordwest and Fishguard. The T5 bus service operates along the A40 but there are no pedestrian links to the site from the bus route. At present the only realistic means of accessing this site is by car or other motor vehicles. The T5 service is a long-distance route operating between Haverfordwest and Aberystwyth and a diversion of the current route to serve this site would be disruptive and unlikely to be viable. Provision of a shared cycle/pedestrian</p>

route from the A40 to the site would improve the accessibility credentials, but the extent to which it would be utilised is unknown.

SA6 This allocation would support this objective providing employment opportunities and the potential for key services in the form of waste management.

SA7 The site is in a Welsh Language Sensitive Area – Signage is flagged in the Development Sites and Infrastructure SPG 2024.

SA 8 The allocation will provide good quality employment opportunities.

SA 9 The allocation will support a sustainable and diverse local economy.

SA 10 This is a partly developed employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.

SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. Include reference to air quality protection.

SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. One of the uses on this site is a waste management operation. Hence, positive and negative impacts may arise under this SA Objective. The site has a history of industrial and waste management uses and parts of it have been subject to quarrying operations in the past. It is possible that contamination remains on the site as a legacy from earlier uses. Future development proposals at this site would be expected to address any contamination issues that still exist at this site. A risk assessment will be required and, dependent on the outcome, remediation might be needed. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.

SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective. The site is not in a flood risk area. There are some ponds on land to the SE of the site, possibly associated with former quarrying activities.

SA 15 The current activities on this site are unlikely to worsen flooding, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts. The site is not in a flood risk area. There are some ponds on land to the SE of the site, possibly associated with former quarrying activities.

SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.

SA 17 The majority of the site (79.4%) is grade 5 agricultural land. The remaining 20.6% is Grade 3a. The latter is the dominant grade in the area. The site is already partially developed.

SA 18 The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.

SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage. The landscape at this site has an open nature to it and future development proposals might therefore need to include tree planting to provide screening. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA 20 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.

SA 21 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible given the open nature of the site. Include a cross reference to Sustainable Design GN2.

Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.

The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:

- the need to consider local amenity issues including air quality GN1 (2) and water quality GN1 (9)
- the need to address the sustainable design requirements of Policy GN2.

<p>Withybush Showground, Haverfordwest EMP/040/LDP2/01 (9.74 ha_</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA2 Employment generation and income can help generate income which helps people's general wellbeing and health. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 – The site is adjacent to the A40. Vehicular access is available from Withybush Road, the access for the wider business area. The T5 bus service operates along the A40 and provision of a bus stop at or close to the site on this road with pedestrian access would improve the sustainable transport credentials. A safe crossing point of the A40 would also be required and this may prove difficult and costly. Provision should be made for cycle parking within the site.</p> <p>SA6 This allocation would support this objective providing employment opportunities to aid the objective of achieving cohesive communities.</p> <p>SA7 The site is in a Welsh Language Sensitive Area – Signage is flagged in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This site is considered to be a brownfield site. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. Include air quality Policy GN1 (2) protection.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. Much of the land at Withybush has been used for military and / or aviation uses in the past (some land still being used for the latter purpose). Hence, it is possible that there will be contamination within the boundaries of this site. If development is proposed at this site, any contamination found would need to be remediated. This requirement is included in the Development Sites and Infrastructure SPG 2024.</p>
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SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.

SA 14 This site lies some distance from the coast and major watercourses. The site is not in a flood zone.

SA 15 The site is not in a flood zone.

SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.

SA 17 One quarter of the site is classified as urban. Of the remaining area 18.9% is Grade 3a and 55.1% is Grade 3b. The area of Grade 3a land is needed to allow suitable access into the wider site. There is an overriding need as the site provides one of several at Withybush that collectively provide the strategic employment provision serving Haverfordwest.

SA 18 There may still be some trees and hedgerows of value within the site or on its boundaries, which should be retained if possible. Within close proximity to a B-Line, therefore any proposal should include enhancement for pollinators. The site is not far from areas known to be used by bats and this should be taken into account when preparing future development proposals. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage. The Development Sites and Infrastructure SPG 2024 includes reference to the retention of features on the site's boundaries.

SA 20 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. Include reference to sustainable design requirements.

SA 21 This is a partly developed wider industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. Include reference to sustainable design requirements.

Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.

The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:

	<ul style="list-style-type: none"> - sustainable transport requirements - the need to consider local amenity issues including air quality GN1 (2) - the need to address the sustainable design requirements of Policy GN2.
<p>Old Station Yard, Letterston EMP/053/00001</p> <p>(1.23 ha)</p>	<p>SA2 Employment generation and income can help generate income which helps people's general wellbeing and health. Industrial operations on this site are required to meet relevant health and safety requirements. Useful to include the protection of local amenity issues including air quality – Policy GN1 (2).</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site is accessed via Station Road from the A40. The T5 bus service operates along the A40 where serves Letterston village to the west. This service provides frequent buses between Haverfordwest and Fishguard. The nearest point the service operates to the site is at the A40/Station Road junction which is approximately 800m from the site. There is a footway for just over 500m from the A40 towards the site. A second bus service operates along Station Road, although this operates provides single return journey between Letterston and Trecwn on Thursdays only. Extending the footway provision to the site would improve pedestrian accessibility. Cycle parking at the site would also improve the sustainable transport credentials.</p> <p>SA7 The site is in a Welsh Language Sensitive Area – Signage is flagged in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is a former railway yard. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. Useful to include the protection of local amenity issues including air quality – Policy GN1 (2).</p> <p>SA 12 The activities taking place at this site will generate waste and pollution although it is allocated as a waste management site as well. Future proposals should be designed in a manner that seeks to minimise these aspects. The site was previously used as a railway goods yard and it is possible that contamination remains from that earlier use.</p>

Future development proposals at this site would be expected to address any contamination issues that still exist at this site. A risk assessment will be required and, dependent on the outcome, remediation might be needed.

SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.

SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective. The site is not in a flood risk area. However, previous iterations of this document indicated that there might be local surface water drainage issues in this part of Letterston and that future development should be sensitive to these. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA 15 The site is not in a flood risk area. There may be local surface water drainage issues in this part of Letterston and future development should be sensitive to this. SuDS should be required.

SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA 17 The majority of the site is brownfield land and classified as urban. The remaining 23% is Grade 3a. Grade 3a is the dominant grade in the area. The site provides a local employment site and is partially developed making it the most suitable site for allocation in the area.

SA 18 The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. Future development at this site has the potential to affect a Natura 2000 site. Therefore, screening for project level Habitats Regulations Assessment may need to accompany major future development proposals at this site. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage. It would be beneficial to include consideration of integration of an industrial site in this rural landscape. – GN3.

SA 20 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.

	<p>SA 21 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p> <p>The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - sustainable transport requirements - the need to consider local amenity issues including air quality - GN1 (2) - the need to address the sustainable design requirements of Policy GN2. - The need to consider integration in the wider landscape - GN 3
<p>Rushacre Enterprise Park extension, Narberth EMP/088/LDP/01 (2.04 ha)</p>	<p>SA2 Employment generation and income can help generate income which helps people's general wellbeing and health. Industrial operations on this site are required to meet relevant health and safety requirements. Useful to include the protection of local amenity issues including air quality – Policy GN1 (2).</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site is accessed from Redstone Road. The 322 bus service operates along this road linking Haverfordwest with Carmarthen. It provides 3 return journeys 6 days a week (6 journeys per day), although the times of the service unlikely to be suitable to cover normal working hours. It is located to the north of Narberth town centre with pedestrian walkways available along Redstone Road and Rushacre Lane. Cycle parking on site would improve the accessibility via active travel.</p> <p>SA7 The site is in a Welsh Language Sensitive Area – Signage is flagged in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p>

SA 10 This is undeveloped employment site on which a range of industrial and business activities may take place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.

SA 11 There is no current development on this site. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.

SA 12 There is no current development on this site. Future proposals should be designed in a manner that seeks to minimise these aspects.

SA 13 There is no current development on this site. New activities at the site will be expected to meet the expectations of the SA Objective. The site is a greenfield site but potentially contributing to recycling of resources.

SA 14 This site lies some distance from the coast and major watercourses. The site is not in a flood risk area.

SA 15 The site is not in a flood risk zone.

SA 16 There is no current development on this site. Future proposals on the site will be expected to reflect the requirements of this SA Objective.

SA 17 There is no best and most versatile agricultural land within this site.

SA 18 There is no current development on this site. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. There are not known to be any environmental designations within the site.

SA 19 This is a greenfield site, so future proposals should take account of landscape impacts. Future development of the site is unlikely to impact on geological heritage. Future development on this site should be screened, to reduce the visual impact when viewed from nearby land. Particular care is needed to ensure that the visual impact of the site when viewed from the north (the A.40 trunk road corridor) is minimised, as other recent developments in this part of the town have been prominent on the skyline. There are not known to be any environmental designations within the site. Trees and hedgerows on the site boundaries should be retained wherever possible. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA 20 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage. Include reference to Sustainable Design requirements given the sensitive location of the site.

SA 21 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.

	<p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.</p> <p>The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - sustainable transport requirements - the need to consider local amenity issues including air quality - GN1 (2) - the need to address the sustainable design requirements of Policy GN2.
<p>Land at Princes Gate Spring Water EMP/000/LDP2/01 (4.33 ha)</p>	<p>SA 2 The allocation is not directly related to the SA Objective. This is a partly developed industrial site. Industrial operations on this site are required to meet relevant health and safety requirements. The nature of the business operation means that high standards will need to be maintained. Employment generation has positive health and wellbeing benefits.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site is remotely located in the countryside and away from any bus routes. There is little or no scope to improve active travel opportunities.</p> <p>SA7 The site is in a Welsh Language Sensitive Area – Signage is flagged in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is a partly developed employment site used for the extraction and bottling of spring water. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12. Future proposals should be designed in a manner that seeks to minimise these aspects.</p>

SA 13 Any new activities at the site will be expected to meet the expectations of the SA Objective. The plant produces and transports bottled water. Princess Gate website advises it has undertaken several sustainability projects, such as: Bottles made 100% from recycled bottles (excluding cap and label). Factory powered by renewable electricity, including on-site wind turbine and solar PV. Biodiversity improvements with a wildflower meadow, natural pond, and bee hives. Aiming for Net Zero carbon footprint by 2050.

SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective. The site is not in a flood zone, although nearby there are some ponds and minor watercourses. NRW has advised that there is a risk of surface water flooding. This requirement is included in the Development Sites and Infrastructure SPG 2024. The business relies on the quality of the water extracted.

SA 15 The site is not in a flood zone, although nearby there are some ponds and minor watercourses. NRW has advised that there is a risk of surface water flooding. SuDS should be incorporated within the site which will help to mitigate the flood risk.

SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. The nature of the existing operation makes the presence of significant contamination unlikely. The site is not known to be contaminated and the nature of the current business operation requires high environmental standards.

SA 17 There is no best and most versatile agricultural land within this site.

SA 18 The biodiversity value of land within this site may have been compromised by the current activities. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. The site is not in an area with environmental designations, although care should be taken to protect the woodland and tree belts adjoining some parts of the site. The nature of the business undertaken at this site requires environmental issues to be given high priority. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage. The site is not in an area with environmental designations, although care should be taken to protect the woodland and tree belts adjoining some parts of the site.

SA 20 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.

	<p>SA 21 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.</p> <p>The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - the need to consider local amenity issues including air quality - GN1 (2) - the need to address the sustainable design requirements of Policy GN2 in this rural and prominent location.
<p>South of Parc Gwynfryn, Crymych EMP/030/LDP2/01 (1.79 ha)</p>	<p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 – The site is immediately adjacent to the A478 with good transport links to the A40 at Penblewin and north to Cardigan. The 430 bus service operates along the same road between Cardigan and Narberth providing sustainable transport access to the site six days a week at times suitable for regular working hours. There is also a Bwcabus service available to nearby villages, although this is unlikely to be suitable for use by employees at the site.</p> <p>SA6 Employment will contribute towards sustaining communities.</p> <p>SA7 This site is in a Welsh language sensitive area and hence bi-lingual signage will be required.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is undeveloped employment site on which a range of industrial and business activities may take place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 There is no current development on this site. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 There is no current development on this site. Future proposals should be designed in a manner that seeks to minimise these aspects.</p>

SA 13 There is no current development on this site. New activities at the site will be expected to meet the expectations of the SA Objective.

SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective. The site is not in a flood risk area.

SA 15 The site is not in a flood risk area. There are, however, some nearby watercourses. Include reference to the protection of water quality.

SA 16 There is no current development on this site. Future proposals on the site will be expected to reflect the requirements of this SA Objective.

SA 17 There is no best and most versatile agricultural land within this site.

SA 18 There is no current development on this site. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. Future development on this site should be screened, to reduce the visual impact when viewed from nearby land. There are not known to be any environmental designations within the site, but there is potential for activities within the site to affect a nearby Natura 2000 site. Hence, screening for project-level HRA may be needed in conjunction with future development proposals. The site is bounded on one side by a disused railway line, alongside which some of the line-side vegetation has survived. The integrity of this alignment and of the vegetation it supports should be protected wherever possible, although a highway link to the adjacent Parc Gwynfryn site, across the former railway line, will be accepted if carried out sensitively. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA 19 This is a greenfield site, so future proposals should take account of landscape impacts. This requirement is included in the Development Sites and Infrastructure SPG 2024. Future development of the site is unlikely to impact on geological heritage.

SA 20 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.

SA 21 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.

Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.

The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:

	<ul style="list-style-type: none"> - sustainable transport requirements - the need to address the sustainable design requirements of Policy GN2 in this rural location.
<p>South of K.P. Thomas and Sons near Templeton EMP/132/LDP2/01 (2.57 ha)</p>	<p>SA 2 This is a greenfield site which is likely to be used as an extension to a Fuel Depot site. Industrial operations on this site will be required to meet relevant health and safety requirements. Employment uses support employment and hence health and wellbeing. It will be important to consider amenity issues – Policy GN 1(2)</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site is situated in the countryside, approximately 1km away from the nearest bus route (381) which operates between Haverfordwest and Tenby, 6 days a week. It has a very good frequency of service. There is no provision for pedestrian access from the bus route to the site, along the minor road with fast traffic speeds linking the site to the A478. Such provision is likely to be costly.</p> <p>SA6 Employment on site will support the objective of achieving vibrant communities.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is undeveloped employment site on which a range of industrial and business activities may take place. The development of the site as an extension to the Depot is likely to assist with the consumption of non-renewable resources which contribute to greenhouse gases emissions. The site is likely to be developed as an extension to the existing Fuel Depot site.</p> <p>SA 11 There is no current development on this site. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 There is no current development on this site. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 There is no current development on this site. New activities at the site will be expected to meet the expectations of the SA Objective. The development of the site as an extension to the Depot is likely to assist with the consumption of non-renewable resources.</p>

SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective.

SA 15 The site is not in a flood risk zone. There are some ponds and minor watercourses nearby.

SA 16 There is no current development on this site. Future proposals on the site will be expected to reflect the requirements of this SA Objective.

SA 17 Almost three-quarters of the site is Grade 3a agricultural land. The remainder is Grade 3b. The site represents a modest expansion of existing employment land. Alternative sites in the vicinity are likely to have a similar mix of 3a and 3b Grades. Development could commence in the area of 3b land but would eventually extend into the Grade 3a land area. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.

SA 18 There is no current development on this site. This is a greenfield site, so future proposals should take account of landscape impacts. Future development of the site is unlikely to impact on geological heritage. The site does not have any environmental designations, but the southern boundary and south-western corner of the site are of particular ecological interest. These should be buffered and protected from disturbance and light spill. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA 19 This is a greenfield site, so future proposals should take account of landscape impacts. Future development of the site is unlikely to impact on geological heritage. The site does not have any environmental designations, but the southern boundary and south-western corner of the site are of particular ecological interest. These should be buffered and protected from disturbance and light spill.

SA 20 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.

SA 21 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage. Include reference to sustainable design in the rural setting.

Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.

The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:

- the need to address the sustainable design requirements of Policy GN2 in this rural location.

<p>North of Honeyborough Industrial Estate, Neyland EMP/093/00001 (1.55 ha)</p>	<p>SA 1 The provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 This is a greenfield site. Industrial operations on this site will be required to meet relevant health and safety requirements. Employment uses support employment and hence health and wellbeing. It will be important to consider amenity issues – Policy GN 1(2)</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA4 The site is a short distance from the route of the 349 bus service operating between Haverfordwest and Tenby and which has a very good frequency of service. There is a bus stop located approximately 350 from the site entrance, however the footway stops at the entrance to the garden centre to the south. Continuation of this footway into the allocated site is required to provide appropriate pedestrian access. There is also a cycle path along the A477 close to the site and cycle parking provision within the site should be provided.</p> <p>SA6 Employment can help support vibrant communities.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is undeveloped employment site on which a range of industrial and business activities may take place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 There is no current development on this site. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 There is no current development on this site. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 There is no current development on this site. New activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses, although the Westfield Pill Nature Reserve is not that far away. Future employment activities on this site will be expected to meet the expectations of this SA Objective. The site is not in a flood risk area. However, there is a minor watercourse on the northern boundary of the site.</p>
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SA 15 The site is not in a flood risk area. However, there is a minor watercourse on the northern boundary of the site.

SA 16 There is no current development on this site. Future proposals on the site will be expected to reflect the requirements of this SA Objective.

SA 17 Nearly all of this site is Grade 2 agricultural land. The allocation is an extension to the siting employment land at Honeyborough. The surrounding land is predominantly Grade 2. Planning permission for development of the land has been secured and the site is under construction.

SA 18 There is no current development on this site. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. Some distance to the east of the site is the Westfield Pill Nature Reserve and the SAC / SSSI designations of the Haven Waterway and its tributaries are also nearby. Future development proposals must ensure that there are no adverse impacts on nearby protected sites. The woodland / trees on the northern boundary must be retained and protected from disturbance and lighting. All boundary hedgerows and trees must be retained. This should be taken into account in particular when designing highway access into the site and in determining the best siting for future buildings within the site. The site is close to a B-Line, and any enhancement should include planting for pollinators. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA 19 This is a greenfield site, so future proposals should take account of landscape impacts. Future development of the site is unlikely to impact on geological heritage.

SA 20 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.

SA 21 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.

Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.

The allocation could be improved by including in the draft LDP2 Development Sites and Infrastructure SPG 2024 reference to:

- sustainable transport requirements
- the need to address the sustainable design requirements of Policy GN2 and impact on the landscape, Policy GN 1(3) in this semi- rural location.

APPENDIX 6: Assessment of Allocations

Contents:

Strategic Employment Provision SP 14
Strategic Employment Sites SP15
Renewable Energy – target and allocations GN 5
Employment Allocations GN 9

Mixed-use GN10

Residential Allocations GN 16
Specialist and Supported Accommodation Allocations GN23
Community Facility Allocations GN 29
Transport Routes and Improvements GN 36
Working of Minerals GN 37
Waste Management Facilities GN 59

Key

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.
?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.

Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Mitigating negative site-specific impacts

Where development on allocated sites is likely to have adverse impacts, the site allocation policies/supplementary planning guidance of the Local Development Plan would need to include mitigation measures to minimise or obviate those impacts. Many of these refer to the plan's development management policies. These include mitigation measures related to:

Key	Policy Reference	
A.	GN1 (2)	Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.
B.	GN1(4)	Soil Quality: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils
C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.
E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.
G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.
H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk
I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity.
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting

L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.
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The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

Site reference	Site name	Area (hect)	Use
MXU/040/01	Old Hakin Road, Haverfordwest	1.32	Housing (C3) and employment (B1, B8 use classes)
MXU/095/LDP2/01	South Quay, Pembroke	0.5	Retail, commercial and community uses

Mixed-use Housing and Employment Allocations - GN 10 – Summary Table

Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
MXU/040/01 Old Hakin Road, Haverfordwest	+	+	+	++	+	+	?	++	++	?	?	?	?	?	0	?	+	+	+	?	?
Mitigation												G	I	E	L	G		C	J	I	
MXU/095/LDP2/01 South Quay, Pembroke	+	+	+	++	+	+	?	++	++	?	?	?	?	?	-	?	+	+	+	?	?
Mitigation												G	I	E		G	G	C	J	I	K

Mixed-use Housing and Employment Allocations - GN 8 – Full Assessment

Site Ref and Name (Area in ha)	Assessment in relation to SA Objectives
<p>Old Hakin Road, Haverfordwest MXU/040/01 (1.32 ha)</p>	<p>SA 1 The provision of mixed use housing and employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 This is an undeveloped mixed use housing and employment site. Provision of housing and employment has beneficial effects for health and wellbeing. Employment activities at this site will be required to meet relevant health and safety requirements, particularly given the close proximity of residential and workplace elements. Useful to include the protection of local amenity.</p> <p>SA 3 Mixed use housing and employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 Where housing and employment activities occur on the same site, whether in the form of live-work units or separate business and housing units, there will be a reduction in the need to travel. The site is at the edge of Haverfordwest which has several bus services operating close to the site with links to Milford Haven and Llangwm.</p> <p>SA 5 Mixed use housing and employment sites can contribute to the stock of market and affordable housing.</p> <p>SA 6 Mixed use housing and employment sites can contribute to this SA Objective.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Mixed use housing and employment sites can help reduce climate change, for instance by reducing the need to travel. However, the scale of that impact is difficult to judge and few such developments have come forward in Pembrokeshire to date to show what might be possible.</p> <p>SA 11 There is no current development on this site. Future proposals for housing and employment activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 There is no current development on this site. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 There is no current development on this site. New activities at the site will be expected to meet the expectations of the SA Objective.</p>

	<p>SA 14 This site lies some distance from the coast and major watercourses, although Merlins Brook is not far distant. Future housing and employment developments on this site will be expected to meet the expectations of this SA Objective. Include reference to the protection of water quality GN1 (9) Water Quality.</p> <p>SA 15 The site is not in a flood risk zone, but will need to incorporate sustainable drainage measures to ensure that flooding in the Merlins Brook catchment is not worsened. Include reference to GN1(8) – flooding.</p> <p>SA 16 There is no current development on this site. Future proposals on the site will be expected to reflect the requirements of this SA Objective. There may be contamination issues on this site. Ground investigations and a risk assessment will be needed and, depending on the outcome, mitigation may be required. This is included in the Site Development and Infrastructure SPG 2024.</p> <p>SA 17 The majority of land within the site is Grade 3b or classified as urban. There is a small area (7.7%) of Grade 3a land. There is an extant planning permission for mixed uses on the site.</p> <p>SA 18 There is no current development on this site. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. Hedgerows surrounding the site should be retained wherever possible. The relative proximity to Merlins Brook means that there could be an impact on a Natura 2000 site (the SSSI and SAC for the Western Cleddau River, which also incorporates part of Merlins Brook). For this reason, screening for project level HRA might be required at application stage. This requirement is included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 This is a greenfield site, so future proposals should take account of landscape impacts. Future development of the site is unlikely to impact on geological heritage. Include reference to Policy GN 1(3) landscaping in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 20 Future housing and employment development at this site should be designed in a manner that is sensitive to the location and local built heritage.</p> <p>SA 21 Future housing and employment development at this site should be designed in a manner that is sensitive to the location and local built heritage.</p> <p>-</p>
<p>Overall assessment, potential changes and recommendation</p>	<p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing new housing and job opportunities and supporting a sustainable and diverse local economy. There may be environmental benefits if the proximity of housing and employment reduces the need to travel.</p> <p>In the Site Development and Infrastructure SPG recommend:</p> <ul style="list-style-type: none"> - including reference to Policy GN1 (2) Local Amenity - including reference to GN1(8) Flooding

	<ul style="list-style-type: none"> - including reference to GN1(11) Waste and Pollution - including reference to GN1 (9) Water Quality - including reference to GN1 (3) Landscaping
<p>South Quay, Pembroke MXU/095/LDP2/01 (0.50 ha)</p>	<p>SA1: The provision of town centre facilities and services can help to retain a balanced population and retain younger people.</p> <p>SA2: There is access to amenity and recreational open space, and good access to other facilities and services at this location within the town centre.</p> <p>SA4: The development site is at the Growth Centre of Pembroke which has good road links and public transport is available.</p> <p>SA5: Mixed use units will combine employment with housing, potentially including affordable housing.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment and the allocation will provide employment opportunities.</p> <p>SA9: The allocation and SA objective are indirectly related, and will contribute to a sustainable local economy.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design. Include reference to sustainable design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, and at an accessible location and public transport is available.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised. Include reference to water quality in the Development Sites and Infrastructure SPG.</p> <p>SA15: The northern section of this site is located within a flood zone and flood risk arises from coastal (sea level rise and climate change) and surface water flooding. The risk and frequency of the flood risk is likely to increase in line with predicted sea level rise. Redevelopment of the site will require a flood consequence assessment which is included as a requirement in the Development Sites and Infrastructure SPG 2024. Vulnerable development should not be permitted in the flood risk zone. The site has planning permission which is currently being implemented.</p>

	<p>SA16: The site is on or forms part of a site that has historically had a potentially contaminative use. Investigations may be required depending on end use to establish risk posed to end users. Included as a requirement in the Development Sites and Infrastructure SPG 2024.</p> <p>SA17: This is a brownfield site. There is no best and most versatile agricultural land within this site.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. This is a highly sensitive area for bats, detailed assessments would be required. Very close proximity to Pembroke Marine SAC, measures would need to be in place to prevent any impacts on the SAC from pollution runoff and any changes to potential flood risk. Included as a requirement in the Development Sites and Infrastructure SPG 2024.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is within an area designated as a Regionally Important Geodiversity site. The site has planning permission and the site is under construction.</p> <p>SA20 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. Useful to include reference to sustainable design.</p> <p>SA21: CADW has advised that the development of this site has the potential to have an adverse impact on the setting of Pembroke Castle Scheduled and listed buildings. Views to the castle are a key consideration. An archaeological evaluation / investigation will be required prior to the issue of any planning consent. Development will need to respect the setting / retention of important buildings, including listed buildings and location within the Conservation Area. This site contains a grouping of listed buildings, is within the immediate setting of an internationally important Scheduled Ancient Monument and Grade I listed building, Pembroke Castle; and is within the core of Pembroke Conservation Area. Design that respects this sensitive location is going to be especially important for this constrained site. Included as a requirement in the Development Sites and Infrastructure SPG 2024.</p>
<p>Overall assessment, potential changes and recommendation</p>	<p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. There is also support for cohesive communities and sustainable transport.</p> <p>In the Site Development and Infrastructure SPG recommend:</p> <ul style="list-style-type: none"> - including reference to GN1 (9) Water Quality - including reference to GN1 (8) Flooding - RIGS to investigate

APPENDIX 6: Assessment of Allocations

Contents:

Strategic Employment Provision SP 14
Strategic Employment Sites SP15
Renewable Energy – target and allocations GN 5
Employment Allocations GN 9
Mixed-use GN10

Residential Allocations GN 16

Specialist and Supported Accommodation Allocations GN23
Community Facility Allocations GN 29
Transport Routes and Improvements GN 36
Working of Minerals GN 37
Waste Management Facilities GN 59

Key

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.

?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.
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Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Mitigating negative site-specific impacts

Where development on allocated sites is likely to have adverse impacts, the site allocation policies/supplementary planning guidance of the Local Development Plan would need to include mitigation measures to minimise or obviate those impacts. Many of these refer to the plan’s development management policies. These include mitigation measures related to:

Key	Policy Reference	
A.	GN1 (2)	Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.
B.	GN1(4)	Soil Quality: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils
C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.
E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.
G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.

H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk
I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity .. including the special qualities of the Pembrokeshire Coast National Park and neighbouring authorities;
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting
L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.
M.	SP19	Welsh language: Must not have an unacceptable impact on the vitality and viability of the Welsh language and development to be managed sensitively through mitigation and measures to enhance the interests of the Welsh language and culture.

The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

LDP2 Reference	Site Name	Settlement	Minimum Units in Plan Period	Indicative Affordable Housing Requirement	Unit Number	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT)	Units Beyond The Plan Period	Area Ha	Potential For Self Build
1	HSG/040/LDP2/1	Former Community Education Centre, Dew Street	Haverfordwest	22	100	22 MT	0	0.63	N
2	S/HSG/040/LDP2/6	Slade Lane North	Haverfordwest	418		0 MT/LT	592	38.88	
3	HSG/040/LDP2/3	Rear of 76 Pembroke Road	Merlins Bridge	51	20	10 ST/MT	0	1.71	
4	HSG/086/00222	South West of The Meadows	Milford Haven	93	100	93	0	3.1	
5	HSG/086/LDP2/1	Land at Myrtle Meadows, Steynton	Milford Haven	60	15	9 MT/LT	0	3.07	N
6	HSG/086/LDP2/2	East of Castle Pill Road Steynton	Milford Haven	23	15	3 ST	0	0.78	N
7	HSG/086/LDP2/4	Former Hakin Infants' School	Milford Haven	14	100	14 MT	0	0.49	N
8	HSG/086/LDP2/5	Former Hubberston VC School, Hakin	Milford Haven	26	100	26 ST	0	0.9	N
9	HSG/086/LDP2/6	Former Hakin Junior School	Milford Haven	43	100	43 ST	0	1.46	N
10	HSG/086/LDP2/7	North East of Beaconing, Steynton	Milford Haven	14	15	2 MT	0	0.49	N
11	S/HSG/086/LDP2/3	South of Conway Drive, Castle Pill Road, Steynton	Milford Haven	117	15	17 MT/LT	163	9.32	N
12	HSG/095/00144	North of Gibbas Way	Pembroke	85	15	12 ST/MT	0	2.86	N
13	HSG/095/LDP2/1	Between St Daniels Hill & Norgans Hill	Pembroke	147	20	29 LT	0	4.9	N
14	HSG/095/LDP2/2	SW of Southlands, St. Daniels Hill	Pembroke	19	15	2 MT	0	0.64	N
15	HSG/095/LDP2/4	East of Golden Hill Road	Pembroke	50	15	7 MT	0	1.68	N
16	HSG/095/LDP2/5	SE of Southlands St. Daniels Hill	Pembroke	26	15	3 ST/MT	0	0.87	Y
17	HSG/096/00238	North of Pembroke Road	Pembroke Dock	38	10	3 LT	0	1.52	
18	HSG/096/LDP2/1	Land at Hampshire Drive	Pembroke Dock	33	10	3 MT	0	1.12	N
19	HSG/096/LDP2/2	West of Stranraer Road	Pembroke Dock	59	15	8 MT	0	1.99	N
20	S/HSG/034F/LDP2/1	Maesgwynne	Fishguard	285	10	21 MT	57	11.39	N
21	HSG/093/00066	East of Poppy Drive	Neyland	102	100	102 MT	0	3.39	N
22	HSG/088/LDP2/1	West of Bloomfield Gardens and North of Adams Drive & Highfield	Narberth	89	20	17 ST	64	5.75	N
23	HSG/020/LDP2/1	Land at Tan Ffynnon Fields	Cilgerran	50	5	2 LT	40	3.95	N
24	HSG/030/LDP/01	East of Waunaeron	Crymch	28	5	1 MT	0	1.23	Y
25	HSG/048/00038	North of Hayston View	Johnston	50	10	10 MT/LT	42	4.01	N
26	HSG/048/LDP2/1	Maes yr Ysgol	Johnston	13	5	0 MT/LT	0	0.58	N
27	HSG/050/LDP2/1	South of Rock Park	Kilgetty	19	20	3	0	0.85	
28	HSG/052/00011	South of Cleggars Park	Lamphey	55	10	5	0	2.43	
29	HSG/052/LDP2/1	Adjacent to Lamphey School	Lamphey	40	15	6 MT/LT	0	1.75	N
30	HSG/053/LDP2/1	Between Longstone Court and 62, St. Davids Road	Letterston	38	10	3 MT	0	1.69	
31	HSG/063/00024	North of The Kilns	Llangwm	66	10	6 MT	0	2.89	N
32	HSG/122/00035	AweLy Mor extension	St Dogmaels	28	5	1 MT/LT	0	1.23	
33	HSG/003/LDP2/01	North of Begelly Farm	Begelly	46	100	46 MT	0	2.58	N
34	HSG/006/00003	Adjacent to Hafod	Blaenffos	6	5	0 MT	9	0.93	N
35	HSG/022/LDP2/1	Land at Dungleddy Court	Clarbeston Road	19	10	1 MT	0	0.83	Y
36	HSG/152/LDP2/1	South of Bro'r Dderwen	Clunderwen	31	5	1 MT	31	2.71	N
37	HSG/029/00014	Opposite Woodholm Close	Crundale	15	10	1 ST	0	0.66	
38	HSG/029/LDP2/1	West of Ashford Park	Crundale	22	10	2 ST	18	1.77	Y
39	HSG/043/LDP2/1	Adjacent to Brackenhurst	Hill Mountain	15	10	1 LT	11	1.16	Y
40	HSG/046/LDP2/1	Land at West End Cottages	Hundleton	14	10	1 MT	0	0.65	Y
41	HSG/047/LDP2/1	South of The Crown	Jeffreyston	8	10	0	0	0.42	
42	HSG/049/LDP2/1	West of Brookfield Close	Keston	27	10	2 MT	0	1.21	N
43	HSG/060/LDP2/1	Adjacent to Maesybryn	Llandissilio	26	100	26 MT	17	1.9	N
44	HSG/066/LDP2/1	East of Hazelbank	Llanstadwell	10	10	1 LT	0	1.04	N
45	HSG/081/LDP2/1	West of Globe Inn	Maenclochog	15	10	1 ST/MT	21	1.57	N
46	HSG/099/LDP2/1	Land at Coppins Park	Pentlepoir	11	25	2 LT	0	0.49	Y
47	HSG/113/LDP2/01	South of Robeston Court	Robeston Wathen	5	25	1	0	0.27	
48	HSG/114/LDP/01	East of Pilgrim's Way	Roch	52	13	4	0	2.19	
49	HSG/119/LDP2/1	Between Cornerways and Austrialise	Simpson Cross	18	10	1 MT/LT	0	0.8	Y
50	HSG/120/00018	NW of Wesley Way	Spittal	10	10 ⁴	1 LT	10	0.89	
51	HSG/123/LDP/01	North of Parsons Green	St Florence	20	10	2 MT/LT	0	0.88	Y
52	HSG/132/LDP2/1	West of Kings Park Farm	Templeton	14	20	2 MT	0	0.61	N
53	HSG/135/LDP2/1	North of Bulford Road Bypass	Tiers Cross	6	10	0 MT	0	0.28	Y
54	HSG/149/LDP2/1	Land at Ford Farm	Wolfscastle	14	10	1 MT	0	0.61	N

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
1.	HSG/040/LDP2/1 Former Library, Dew Street, Haverfordwest	+	++	0	++	++	++	0	0	0	-	?	+	+	?	0	+	++	+	?	+	+
Mitigation															E	I			C	J		K
2.	S/HSG/040/LDP2/6 Slade Lane,Haverfordwest	+	++	0	++	++	++	0	0	0	-	?	+	+	?	0	+	-	+	?	+	0
Mitigation					D										E	I			C	L		
3.	HSG/040/LDP2/3 Rear of 76, Pembroke Road, Merlins Bridge, Haverfordwest	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	+	?	+	0
Mitigation																I			C			
4.	HSG/086/00222 SW of The Meads, Milford Haven (3 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	?	0	?	-	?	+	?	?
Mitigation															E	I			C		I	K
5.	HSG/086/LDP2/1 Myrtle Meadows, Steynton (3.12ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	+	0	+	?
Mitigation															E	I			C			K
6.	HSG/086/LDP2/2 East of Castle Pill Road, Steynton (0.78ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	+	+	-	+	+	+	+
Mitigation																			C			
7.	HSG/086/LDP2/4	+	++	0	++	++	++	0	0	0	-	?	+	+	+	+	?	++	++	+	+	+

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
	Former Hakin Infants School (0.49 ha)																					
	Mitigation																					
8.	HSG/086/LDP2/5 Former Hubberston VC School, Hakin (0.9 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	+	+	++	++	+	+	+
	Mitigation																					
9.	HSG/086/LDP2/6 Former Hakin Junior School (1.46 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	+	+	++	++	+	+	+
	Mitigation																					
10.	HSG/086/LDP/7 Land NE Beaconsing, Steynton Milford Haven (0.49 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	++	+	+	+
	Mitigation																					
11.	S/HSG/086/LDP2/3 South of Conway Drive, Castle Pill Road, Steynton (9.3ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	0	-	+	+	+	?
	Mitigation														E	I						K
12.	HSG/095/00144	+	++	0	++	++	++	0	0	0	-	?	+	+	+	-	+	-	++	+	+	+

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment	
	North of Gibbas Way Pembroke (2.86 ha)																						
Mitigation																L			C				K
13.	HSG/095/LDP2/1 Between St Daniels Hill and Norgans Hill, Pembroke (5.64)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	+	+	+	+	
Mitigation																L			C				K
14.	HSG/095/LDP2/2 South West of Southlands, St. Daniels Hill Pembroke (0.64 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	++	+	+	+	?	
Mitigation																							K
15.	HSG/095/LDP2/4 East of Golden Hill Road (1.68 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	+	+	+	?	
Mitigation																							K
16.	HSG/095/LDP2/5 South East of Southlands St. Daniels Hill, Pembroke (0.88 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	++	+	+	+		
Mitigation																							K

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
17.	HSG/096/00238 Land North of Pembroke Road, Pembroke Dock (1.52 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	++	+	+	0
Mitigation																			C			
18.	HSG/096/LDP2/1 Land at Hampshire Drive, Pembroke Dock (1.12 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	++	++	+	+	0
Mitigation																			C			
19.	HSG/096/LDP2/2 West of Stranraer Road, Pennar, Pembroke Dock (1.99 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	+	++	+	+	0
Mitigation																			C			
20.	S/HSG/034F/LDP2/1 Maesgwynne Fishguard (11.39 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	++	+	+	+
Mitigation																L			C			K
21.	HSG/093/00066 East of Poppy Drive, Neyland (3.39 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	++	+	+	0
Mitigation																			C			

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
22.	HSG/088/LDP2/1 West of Bloomfield Gardens and North of Adams Drive & Highfield Park Narberth (5.75 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	?	++	+	+	?	+
Mitigation					D														C		I	
23.	HSG/020/LDP2/1 Land at Tan Ffynnon Fields Cilgerran (3.95 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	++	+	++	?	+/ ?
Mitigation					D											I			C			K
24.	HSG/030/LDP/01 East of Waunaeron, Crymych (1.23 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	++	++	+	+	0
Mitigation																I			C			
25.	HSG/048/00038 North of Hayston View, Johnston (4 ha)	+	++	0	++	++	++	0	0	0	-	?	-	+	+	0	+	-	++	+	+	?
Mitigation																I			C			
26.	HSG/048/LDP2/1 Maes yr Ysgol, Johnston (1.35ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	?	0	?	+	?	++	+	+
Mitigation																			C			

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
	27. HSG/050/LDP2/1 South of Rock Park, Kilgetty (0.85 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	-	-	+	+	+	0
Mitigation																	H		C			
	28. HSG/052/00011 South of Cleggars Park Lamphey (2.42ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	?	?	?	?
																I	E		C	J	J	K
	29. HSG/052/LDP2/1 Adjacent to Lamphey School, Lamphey (2.96 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	++	0	-	-	+	-	+	?
Mitigation					D														C	J		
	30. HSG/053/LDP2/01 Between Longstone Court and 62 Station Road, Letterston (1.69 ha)		++	0	++			0	0	0	-	?			+	0	+	-	0	0	+	?
Mitigation																						K
	31. HSG/063/LDP2/1 North of the Kilns, Llangwm (2.89 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	?	-	++	?	+	?
Mitigation													G						C	J	K	K

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
32.	HSG/122/00035 Awel y Mor Extension, St Dogmaels (1.22ha)	+	++	0	+	++	++	0	0	0	-	?	+	+	?	0	+	++	++	+	+	0
Mitigation		+	++	0		++	++	0	0	0	-	?			E		E		C/F			
33.	HSG/003/LDP2/01 North of Begelly Farm (2.58ha)				++										+	0	-	-	+	+	?	?
Mitigation															E				C			K
34.	HSG/006/00003 Adjacent to Hafod, Blaenffos (0.93 ha)	+	++	0	++	++	++	+	0	0	-	?	+	+	0	0	+	++	+	+	+	+
Mitigation																			C/F			
35.	Clarbeston Rd Land at Dungleddy Court, Clarbeston Road HSG/022/LDP2/1	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	++	++	+	+	?
Mitigation																			C			
36.	HSG/152/LDP2/1 South of Bro'r Dderwen, Clunderwen (2.71 ha)	+	++	0	+	++	++	0	0	0	-	?	+	+	?	0	?	++	+	?	?	?
Mitigation															E				C			K
37.	HSG/029/00014	+	++	0	+	++	++	0	0	0	-	?	+	+	+	+	+	-	++	+	+	?

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
	Opposite Woodholm Close, Crundale (0.66 ha)																					
Mitigation																			C			
38.	HSG/029/LDP2/1 West of Ashford Park, Crundale (1.77 ha)	+	++	0	+	++	++	0	0	0	-	?	+	+	-	-	+	++	++	+	+	?
Mitigation															E	I,L	G		C			
39.	HSG/043/LDP2/1 Adjacent to Brackenhurst, Hill Mountain (1.16 ha)	+	++	0	+	++	++	0	0	0	-	?	+	+	+	0	+	-	+	?	+	?
Mitigation																						K
40.	HSG/046/LDP2/1 Land near West End Cottages, Hundleton (0.65 ha)	+	++	0	+	++	++	0	0	0	-	?	+	+	+	0	-	+/-	++	+	+	0
Mitigation													G						C			
41.	HSG/047/LDP2/1 South of The Crown, Jeffreyton	+	++	0	-	++	++	0	0	0	-	?	+	+	?	0	?	-	?	?	?	?
Mitigation																			C	J		K
42.	HSG/049/LDP2/1 West of Brookfield Close Keeston	+	++	0	++	++	++	0	0	0	-	?	+	+	?	0	?	++	+	+	+	+

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
Mitigation															E				C	J		K
	43. HSG/060/LDP2/1 Adjacent to Maesybryn, Llandissillio (1.84HA)	+	++	0	+	++	++	0	0	0	-	?	+	+	0	0	+	++	+	0	+	0
Mitigation													G/E		G/E				C			
	44. HSG/066/LDP2/1 East of Hazelbank, Llanstadwell (1.04 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	+	+	++	+	?	?	+
Mitigation																I,L			C,F	J		
	45. HSG/081/LDP2/1 West of Globe Inn, Maenclochog (1.57ha)	+	++	0	+	++	++	0	0	0	-	?	+	+	0	0	+	++	+	0	+	0
Mitigation																						
	46. HSG/099/LDP2/1 - Land at Coppins Park, Pentlepoir (0.49 ha)	+	++	0	+	+	++	0	0	0	-	?	-	+	+	0	-	-	+	0	+	0
Mitigation													G/ H			I	G/ H		C			
	47. HSG/113/LDP2/1 South of Robeston Court, Robeston Wathen (0,54ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	?	0	?	++	?	?	?	?
Mitigation															E				C	J		K

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
	48. HSG/114/LDP2/01 East of Pilgrim's Way Roch (2.19 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	+	?	?	?
Mitigation																				J	J	K
	49. HSG/119/LDP2/1 Land between Cornerways and Austalise, Simpson Cross (1.55ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	+	0	+	0
Mitigation																			C	L		
	50. HSG/120/00018 North West of Wesley Way, Spittal (0.89 ha)	+	++	0	-	++	+	0	0	0	-	?	+	+	+	0	+	-	+	0	+	0
Mitigation																						
	51. HSG/123/LDP/01 - North of Parsons Green, St Florence (0.88 ha)	+	++	0	+	++	++	0	0	0	-	?	+	+	+	0	+	-	+	0	+	0
Mitigation																						
	52. HSG/132/LDP2/1 – West of Kings Park Farm, Templeton (0.61 ha)	+	++	0	++	++	++	0	0	0	-	?	?	+	+	0	?	++	+	+	+	0

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
Mitigation													G/H				G/H					
53.	HSG/135/LDP2/1 North of Bulford Road Bypass, Tiers Cross (.028 ha)	+	++	0	-	++	++	0	0	0	-	?	+	+	+	0	+	++	+	0	+	0
Mitigation																			C			
54.	HSG/149/LDP2/1 Land at Ford Farm, Wolfscastle (0.61 ha)	+	++	0	++	++	++	0	0	0	-	?	+	+	+	0	+	-	++	0	+	0
Mitigation																			C	L		

Housing Allocations - GN 14 – Full Assessments

<p>All Allocations</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2: There is access to amenity and recreational open space near the site. The provision of decent housing in particular affordable housing is beneficial for general wellbeing.</p> <p>SA 3 There is no direct correlation between this allocation and this sustainability objective. Provision of housing sites can have positive effects whereby provision of new housing may result in school places being maintained or needed.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will housing, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 7 The allocation and SA Objective are unrelated. Provision of housing sites can however have positive effects whereby provision of new housing may result in school places, particularly in Welsh medium schools, being maintained or needed. Welsh speaking communities may be sustained through additional housing.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA10 Conventional housing development is likely to contribute negatively.</p> <p>SA11 Air quality considerations will be part of the development management considerations for these allocations.</p> <p>SA12 Waste treatment/storage forms a material planning consideration during the construction and end use of the site. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design are incorporated into LDP 2 – See Policy GN1 and Policy GN2.</p>
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	<p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA17 The methodology for allocating land has followed a sequential approach which will have limited the extent of agricultural land proposed for development, based on its relationship with other aspects of relevance such as ecological and landscape value and relationship to existing developed areas. Removing the 'best and most versatile' land grades (1 – 3a) would significantly reduce the number and area of sites allocated for development. Mitigation measures may enable sites to be developed more sustainably through the use of planning conditions to ensure that on each relevant site soils are handled, stored and re-used carefully to allow the soil resource to continue to provide these benefits.</p>
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	Site Ref and Name	Assessment in relation to SA Objectives
1.	<p>Former Library, Dew Street, Haverfordwest</p> <p>HSG/040/LDP2/1</p> <p>45 units (1.36 ha)</p>	<p>SA 4 The allocation is on a central, brownfield site in Haverfordwest. This site is proximate to locations where employment is available. The site has good road and public transport links and there are opportunities for cycling and walking in this area.</p> <p>SA 14 A culvert crosses part of this site and account must be taken of this in preparing development proposals for this site.</p> <p>SA15 The site is identified in the SFCA in the yellow category with up to 25% of the site liable to flood risk from surface water. SuDS will be required which will assist in mitigating the existing and future risk. There is a culvert running beneath part of the site.</p> <p>SA 17 This is a brownfield urban site and none of the original soil cover is likely to have survived previous phases of building.</p> <p>SA 18 This brownfield site has little biodiversity value at present. The presence of the Western Cleddau river corridor should be taken account of, for instance in terms of disposal of surface water through sustainable means. Although this site has little biodiversity value, policies in LDP 2 will ensure that whatever biodiversity resource has survived will be protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This is a steeply sloping site in a central location within Haverfordwest. The upper parts of the site are visually prominent. There is no exposed geological heritage at this location.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA 20 This site is close to areas of historic townscape within Haverfordwest. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This site is close to areas of historic townscape within Haverfordwest. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Detailed requirements are included in the Development Sites and Allocation SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This allocation will help to bring forward the redevelopment of a centrally located brownfield site in Haverfordwest, for housing purposes. The site is accessible to a range of facilities and services and has access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.
2.	Slade Lane, Haverfordwest S/HSG/040/LDP/6 418 units (38.88 ha)	<p>SA 4 The site is close to Haverfordwest town centre and to employment opportunities that are likely to be available in the town. The site is within walking distance of the proposed transport interchange on the site of the former bus station. Features to encourage active travel should be incorporated into the layout of the site.</p> <p>SA14 There is a stream valley running through the site, whose integrity as a watercourse and as an ecological corridor should be retained as an element of the development site. This stream ultimately discharges into the Western Cleddau river, which is protected for its nature conservation importance.</p> <p>SA 15 The site is not in a flood risk zone. There are small pockets of surface water flooding within the site. It is a large site and there is need to incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 17 The soil is graded a mix of 3a (65.5% of the site area); 3b (25.8% of the area); urban (5.8% of the area); and non-agricultural (2.9% of the area). The site is of strategic importance and has planning permission for residential development and part of the site is under construction.</p> <p>SA 18 This site is not that far from the Western Cleddau river corridor. The latter is a main river of conservation importance. This needs to be taken into consideration, for instance in terms of disposal of surface water through sustainable means. The allocation site itself has significant biodiversity value, focused on hedgerows, trees and also the wooded stream valley. The trees and hedges should be retained wherever possible and the wooded stream valley sensitively incorporated into the development site, as a green infrastructure feature. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA 19 This site is on elevated ground, adjoining an existing residential area of Haverfordwest. There is no exposed geological heritage at this location.</p> <p>SA 20 This site adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This site adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Detailed requirements are outlined in the Development Sites and Allocations SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This is the largest housing allocation in Haverfordwest and adjoins a completed residential development to the East in Haverfordwest. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.
3.	Rear of 76, Pembroke Road, Merlins Bridge, Haverfordwest HSG/040/LDP2/3 51 units (1.71 ha)	<p>SA 4 This greenfield allocation site adjoins existing residential development at Merlins Bridge. The site is close to locations where public transport, cycling and walking opportunities are available to employment, education and a wide range of facilities.</p> <p>SA15 The site is not in a flood risk area. There is some surface water flooding at the site which can be mitigated through provision of SuDS.</p> <p>SA 17 The soil is graded 3a. The site is the only one allocated at Merlin's Bridge with an over-riding need for the development. No alternative sites are available.</p> <p>SA 18 This site is on elevated ground on the southern edge of Merlins Bridge. It is some distance from the Merlins Brook river corridor, which lies to the north. The trees and hedgerows on the site boundaries should be retained wherever possible. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This site is on elevated ground, adjoining an existing residential area of Haverfordwest and is not particularly prominent in the landscape. There is no exposed geological heritage at this location.</p> <p>SA 20 This site adjoins existing residential development to the north and east. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA 21 This site adjoins existing residential development to the north and east. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Detailed requirements are outlined in the Development Sites and Allocations SPG 2024.</p>
	Overall assessment, potential changes and recommendation	<p>This allocation adjoins existing residential development in Merlins Bridge, which lies to the north and east. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>
4.	HSG/086/00222 SW of The Meads, Milford Haven (3 ha)	<p>SA4 – The site is within Milford Haven and within walking distance of the town centre with a wide range of facilities. The town is served by bus services linking to Pembroke Dock and Haverfordwest with a good frequency of service. It also has a dial-a-ride service to Dale. The train station is within walking distance of the site, although there are some steep gradients. The station is the terminus for the West Wales railway line with two-hourly services to Haverfordwest, Carmarthen and beyond.</p> <p>SA15 – The site is not in a flood risk zone. There is surface water flooding towards the south-eastern portion of the site. SuDS will be required to ensure that existing flooding is not exacerbated within or outside of the site.</p> <p>SA16 – Part of the site was formerly used for landfill. Further investigation will be required to determine the nature and extent of any contamination and identify remediation measures.</p> <p>SA17 – Over half the site is Grade 2, the remainder being Urban (29%), non-agricultural (0.7%) and Grade 4 (3.3%). The allocation forms part of the provision for the Regional Growth Area of Milford Haven and therefore there is an overriding need. There are no suitable alternative sites and the higher graded land takes up the central portion of the site. It would be extremely difficult to split development around this.</p> <p>SA18 The proposed development must comply with the relevant environmental legislation and policies and will be assessed by an ecologist as a statutory consultee.</p> <p>SA19 – The site is within the settlement boundary for Milford Haven with existing development to the south and east. There is open space within the settlement boundary to the north of the site used for recreational purposes. To the west the land falls away in a ravine. Within more distant views from the west the development would be seen within the context of the built environment of Milford Haven. There are no known geological constraints.</p> <p>SA20 – The design and layout of the site will need to meet the requirements of this SA Objective.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA21 – There are no historic designations within or adjacent to the site.</p> <p>Ensure that the requirements are included in the Sites and Infrastructure SPG.</p>
	Overall assessment, potential changes and recommendation	<p>The site is within Milford Haven settlement and will be seen within the built environment context. It is close to a wide range of facilities and services with good active and sustainable transport access. There may be contamination issues on the site. Development will need to ensure protection of biodiversity. The site has had planning permission since 2013 (twice renewed and due to expire in November 2024.)</p>
5.	HSG/086/LDP2/1 Myrtle Meadows, Steynton (3.12ha)	<p>SA4 – The site is within Milford Haven town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA14 – Buffers will be required to separate development from the river corridor to the east which feeds into the Pembrokeshire Marine Special Area of Conservation. A water supply can be provided. A hydraulic modelling assessment may be required. There is limited capacity at Milford Haven WWTW and improvements may be required, funded by Dwr Cymru's Asset Management Plan or potentially earlier through developer contributions.</p> <p>SA15 The site is not in a flood risk zone. Surface water flooding is identified on a small area of the site. Provision of SuDS will mitigate against the effects of existing and future surface water flooding.</p> <p>SA16 – There are no known contamination issues. This is a greenfield site forming an extension to a recently developed estate.</p> <p>SA17 – Almost three-quarters of the site has Grade 2 soil. The remainder of the site has Grade 3b (11.6%) and urban (5.7%). There is an overriding need for development within the Regional Growth Area and it would be impractical to develop lower grade land which is within a stream valley.</p> <p>SA18 – Buffers will be required to separate development from the woodland to the south and east. Dark corridors are to be retained for the benefit of protected species, paying particular attention to these areas. Trees and hedges at the boundaries and within the site must be retained, or if their loss is agreed suitable replacements made. Potential need for bat surveys and potential impacts on the Pembrokeshire Marine SAC, particularly through discharge of nitrates. A test for Likely Significant Effects is required as part of an Appropriate Assessment.</p> <p>SA19 – There are no known geological constraints.</p> <p>SA20 – The site is an extension of a recently developed estate.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		SA21 – There is archaeological potential at the site requiring a pre-determination evaluation to inform planning application decision-making.
	Overall assessment, potential changes and recommendation	The allocation is a greenfield extension to an existing, recently developed residential estate within Milford Haven. It has good sustainable and active travel accessibility to a wide range of facilities and services. The site is contained by a wooded river corridor to the south and east. There is a need to protect the water course and woodland from potential pollution and for its biodiversity value. There is also potential for archaeological interest at the site.
6.	HSG/086/LDP2/2 East of Castle Pill Road, Steynton, Milford Haven (0.78 ha)	<p>SA4: The site is within Milford Haven town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA14: This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.</p> <p>SA15: This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.</p> <p>SA16: The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development will be efficient.</p> <p>SA17: The site is a small green field site and improved grassland. Almost 60% of the site is graded as Urban land with the remaining land being Grade 2. The allocation supports the Regional Growth Area of Milford Haven and so there is an overriding need with no suitable alternative sites available.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows to be retained. Detailed requirements are included in the Development Sites and Allocations SPG 2024</p> <p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p> <p>Detailed requirements are outlined in the Development Sites and Infrastructure SPG 2024.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Milford Haven and has good access to open space and services. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. A significant area of the site is Grade 2 agricultural land but there is an overriding need for the development and no suitable alternative sites. There is uncertainty over the outcomes in terms of some SA Objectives.
7.	HSG/086/LDP2/4 Former Hakin Infants School, Milford Haven (0.49 ha)	<p>SA4: The site is within Milford Haven town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA14: 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.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: The site is previously developed land. Design policies will ensure that the layout, land use and density of development will be efficient.</p> <p>SA17: The site is a former school site and previously developed land.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained and accessible public rights of way corridor to be enhanced. Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p> <p>Detailed requirements are outlined in the Development Sites and Infrastructure SPG 2024.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	Overall assessment, potential changes and recommendation	This brownfield site is at the Growth Centre of Milford Haven, and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site.
8.	HSG/086/LDP2/5 Former Hubberston VC School, Hakin, Milford Haven (0.49 ha)	<p>SA4: The site is within Milford Haven town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA14: 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.</p> <p>SA15: The site is not in a flood risk area.</p> <p>SA16: The site is previously developed land. Design policies will ensure that the layout, land use and density of development will be efficient. There are no known contamination issues.</p> <p>SA17: The site is a former school site and previously developed land.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained. Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p> <p>Detailed requirements are outlined in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This brownfield site is at the Growth Centre of Milford Haven, and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site.

	Site Ref and Name	Assessment in relation to SA Objectives
9.	<p>HSG/086/LDP2/6</p> <p>Former Hakin Junior School, Milford Haven (1.46 ha)</p>	<p>SA4: The site is within Milford Haven town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA14: 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. This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.</p> <p>SA15: Designs will need to 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. This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.</p> <p>SA16: The site is previously developed land. Design policies will ensure that the layout, land use and density of development will be efficient. There are no known contamination issues.</p> <p>SA17: The site is a former school site and previously developed land.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p> <p>Detailed requirements are outlined in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This brownfield site is at the Growth Centre of Milford Haven, and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site.
10.	<p>HSG/086/LDP/7</p> <p>Land NE Beaconsing, Steynton</p>	<p>SA2: The site is within Milford Haven town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA4: The development site is within Milford Haven, it has good road links and there is public transport.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	Milford Haven (0.49 ha)	<p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA14: 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. The site is not in a flood risk area.</p> <p>SA15: The site is not in a flood risk zone. Designs will need to 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.</p> <p>SA16: The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development will be efficient.</p> <p>SA17: The land is Grade 2. It forms a part of the allocated residential provision for the Regional Growth Area of Milford Haven and therefore there is an overriding need. There are no suitable alternative sites in the vicinity.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows to be retained. Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p> <p>Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Milford Haven, and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site. The land is Grade 2 agricultural land but there is an overriding need for the development and no suitable alternative sites are available.
11.	HSG/086/LDP2/3 South of Conway Drive, Castle Pill Road, Steynton, Milford Haven (9.5 ha)	<p>SA2: The site is within Milford Haven town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA4: The site is within Milford Haven and has good sustainable and active travel accessibility to a wide range of employment, education, services and facilities.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA14: Ponds immediately outside and to the south of the site are likely to feed into the Pembrokeshire Marine SAC and a separation buffer is required. Potential for discharge of nitrates into the SAC is a particular concern. A water supply can be provided for the site. The public sewer can accept potential flows but the Milford Haven WWTW has limited capacity with improvements needed which may require developer contributions if the site is brought forward before they can be funded by Dwr Cymru's Water Asset Management Plan.</p> <p>SA15: The site is not in a flood risk zone.</p> <p>SA16: There are no known contamination issues.</p> <p>SA17: The site is an extensive green field site and almost all is Grade 2. There is an overriding need to develop the land to support the Milford Haven Regional Growth Area. There are no alternative sites with a lower grade soil in the vicinity.</p> <p>SA18: Boundary trees and hedgerows must be retained. Along with a buffer along the southern site boundary these will protect the SAC and provide a buffer to habitats likely to be used by otters and other disturbance-sensitive species. There is potential need for bat surveys to accompany planning applications. A Test for Likely Significant Effect is to be included as part of an Appropriate Assessment.</p> <p>SA19: There are no known geological constraints. The site is unlikely to have any adverse impacts on the local landscape.</p> <p>SA20 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.</p> <p>SA21: The site is within the Milford Haven Historic Landscape. There is archaeological potential at the site and a pre-determination evaluation will be required to help inform planning application decision-making.</p>
	Overall assessment, potential changes and recommendation	The allocation is a greenfield extension to an existing, recently developed residential estate within Milford Haven. The land is Grade 2 agricultural quality but there is an overriding need for the development and there are no suitable alternative site available. It has good sustainable and active travel accessibility to a wide range of facilities and services. The site is contained by a wooded river corridor to the south and east. There is a need to protect the water course and woodland from potential pollution and for its biodiversity value. There is also potential for archaeological interest at the site.
12.	HSG/095/00144 North of Gibbas Way Pembroke	<p>SA2: The site is within Pembroke town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA4: The development site is at the Growth Centre of Pembroke which has good road links and public transport is available.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	(2.86 ha)	<p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland. Almost two-thirds of the site have Grade 2 soil, with the remainder being Grade 3 (4%) and Urban (31.1%). There is an overriding need to develop the land in support of the Regional Growth Centre of Pembroke. It would be difficult to separate the various grades within the site and there are no suitable alternatives in the vicinity.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p> <p>Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered. The majority of the site is Grade 2 agricultural land but there is an overriding need for the development and no suitable alternative sites are available.
13.	HSG/095/LDP2/1	SA2: The site is within Pembroke town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.

	Site Ref and Name	Assessment in relation to SA Objectives
	<p>Between St Daniels Hill and Norgans Hill</p> <p>Pembroke</p> <p>(4.90 ha)</p>	<p>SA4: The development site is at the Growth Centre of Pembroke which has good road links and public transport is available.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: The site is not in a flood risk zone. There is some surface water flooding along the western and north-eastern boundaries. SuDS will be required to manage surface water drainage.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland. The site has a mixture of soil grades with Grade 3b making up over half of the site area (54.7%); Grade 2 (21%); Urban (15%); and Grade 3a (9.3%). There is overriding need for the development to support the Regional Growth Area. The Grades 2 and 3a land relates most closely to the settlement of Pembroke. The distribution of grades throughout the site does not lend itself to easy sub-division. Undeveloped land to the south is mostly Grade 3b and does not have any special environmental value, but it rises steeply to the sough and becomes increasingly prominent in views from the north.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p> <p>Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	<p>Overall assessment, potential changes and recommendation</p>	<p>This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered. A small portion of the site is Grade 3a agricultural land with the remainder of lower quality. The distribution of the grades throughout the site does not lend itself to easy sub-division.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
14.	<p>South West of Southlands St. Daniels Hill, Pembroke</p> <p>(0.64 ha)</p>	<p>SA2: The site is within Pembroke town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA4: The development site is at the Growth Centre of Pembroke which has good road links and public transport is available.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised. The site is not within a flood zone. SA17: The site is improved grassland.</p> <p>SA15: The site is not in a flood risk zone.</p> <p>SA17: The soil within the site is Grade 3b and Urban land.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
	<p>Overall assessment, potential changes and recommendation</p>	<p>The site is well located in Pembroke with good active and sustainable travel links to a wide range of services, facilities, education and employment opportunities. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered. Water quality and ground water quality require protection from adverse impacts.</p>
15.	<p>HSG/095/LDP2/4</p> <p>East of Golden Hill Road</p> <p>Pembroke</p> <p>(1.68 ha)</p>	<p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The site is within Pembroke town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15 - The site is not within a flood zone.</p> <p>SA17: The site is improved grassland. The site is roughly one-third Grade 3a soil, one third 3b and one third Urban. There is an overriding need to develop the site to support the Regional Growth area of Pembroke and it would be difficult to separate out the 3a element from the rest. There is lower grade land locally but it has environmental value.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p> <p>Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the development of this site, and that archaeological potential is considered.
16.	<p>HSG/095/LDP2/2</p> <p>South East of Southlands, St. Daniels Hill</p> <p>Pembroke</p> <p>(0.87ha)</p>	<p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The site is within Pembroke town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA15: The site is not in a flood risk zone.</p> <p>SA17: The soil within the site is Grade 3b and Urban land.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
	Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the development of this site, and that archaeological potential is considered. Approximately one-third of the site is Grade 3a agricultural land but there is an overriding need for the development, it would be difficult to separate out the higher grade land within the site and there are no suitable alternative sites.
17.	HSG/096/00238 Land North of Pembroke Road, Pembroke Dock (0.52 ha)	<p>SA2: There is access to amenity and recreational open space, and public rights of way and access to other facilities and services.</p> <p>SA4: The site is within Pembroke Dock town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to the Pembrokeshire Marine SAC and which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water. The site is not within a flood zone.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland. Three-quarters of the site is Grade 3a land with the remainder being 3b land. The allocation supports the Regional Growth Area and so there is an overriding need for the development. There is grade 3b and 4 land to the north of the site but it is on steeply sloping land that would be difficult to develop. The element of Grade 3b land within the site can only be reached from the Grade 3a land. It would be difficult to develop the lower grade land only and separating the two areas would be impractical.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is within the Milford Haven Waterway Historic Landscape and near the Conservation area. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely. The site would be located within the Landscape of Outstanding Historic Interest of the Milford Haven Waterway.</p> <p>Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Pembroke Dock which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the development of this site, and that archaeological potential are considered. The majority of the site is Grade 3a agricultural land but there is an overriding need for the development, it would be difficult to separate out the grades within the site and there are no suitable alternative sites.
18.	HSG/096/LDP2/1 Land at Hampshire Drive, Pembroke Dock (1.12 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The site is within Pembroke Dock town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. 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.</p> <p>SA15: The site is not in flood risk zone.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is vacant land and enclosed by development. There is no agricultural grade land within the site.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is within the Milford Haven Waterway Historic Landscape but is contained within existing development. It is unlikely to impact on the landscape.</p> <p>SA20 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.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA21: Adverse impact on built heritage or historic environment is unlikely. The site would be located within the Landscape of Outstanding Historic Interest of the Milford Haven Waterway.</p> <p>Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Pembroke Dock which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the development of this site, and that archaeological potential are considered.
19.	HSG/096/LDP2/2 West of Stranraer Road, Pennar, Pembroke Dock (1.99 ha)	<p>SA2: There is access to amenity and recreational open space, and public rights of way and access to other facilities and services.</p> <p>SA4: The site is within Pembroke Dock town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to the Pembrokeshire Marine SAC and which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: The site is not in a flood risk zone.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development</p> <p>SA17: The site is improved grassland. Almost all of the site is Grade 3b land. Less than 1% of the site is Grade 2.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained wherever possible.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is within the Milford Haven Waterway Historic Landscape and unlikely to impact on the landscape or geological heritage, although the site sits on the RIGS (informal designation of Regionally Important Geological Site) at Pennar Point which is part of the Ridgeway Conglomerate Formation Skrinkle Sandstone group. The development site is located on the edge of the site.</p> <p>SA20 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.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA21: Adverse impact on built heritage or historic environment is unlikely. The site would be located within the Landscape of Outstanding Historic Interest of the Milford Haven Waterway.</p> <p>Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Pembroke Dock which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered.
20.	<p>Maesgwynne, Fishguard 285 units S/HSG/034F/LDP2/1 (11.39 ha)</p>	<p>SA 4 This greenfield allocation site adjoins existing residential development on the western edge of Fishguard. Employment opportunities are likely to be available in this town. The site is fairly close to locations where public transport, cycling and walking opportunities are available.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 7 This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective any may require phasing, signage and other mitigation measures.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA 15 The site is not in a flood zone. There is some surface water flooding within the site and Sustainable Drainage Systems will be required.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 The site is almost all Grade 3a agricultural land with the remaining 0.9% being Urban and Grade 5. The site is required for provision of housing within Fishguard. There are no alternative sites as most of the land surrounding Fishguard is best and most versatile agricultural land, within a flood zone or has higher environmental value.</p> <p>SA 18 This site is on elevated land on the western edge of Fishguard. The trees and hedges on the site boundaries may hold some value from a biodiversity viewpoint and should be retained wherever possible. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA 19 This site is on elevated land on the western edge of Fishguard and hence is visible from various viewpoints. Hence some care needs to be taken to ensure that the visual impact of future development is reduced through sensitive design and appropriate planting schemes. There is no exposed geological heritage at this location.</p> <p>SA 20 This site adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context, including the complex of buildings at Maesgwynne Farm. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This site adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context, including the complex of buildings at Maesgwynne Farm. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>There are detailed requirements within the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This allocation adjoins a completed residential development in Fishguard. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives. Almost all of the site is Grade 3a agricultural land, but there is an overriding need for the development and there are no suitable alternative sites.
21.	HSG/093/00066 East of Poppy Drive, Neyland (3.39 ha)	<p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The site is within Neyland town with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. 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.</p> <p>SA15: The site is not in a flood zone. It drains towards the sea.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA17: The site is improved grassland. Almost three-quarters of the site is Grade 2 Agricultural Land with the remainder classed as Urban. Most land in the vicinity of the site is either Grade 2 or has high ecological and recreational value. It would be difficult to separate out the grades within the site.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained wherever possible.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p> <p>Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site is at the Urban Settlement of Neyland which has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered. The majority of the site is Grade 2 land but there are no suitable alternative sites.
22.	<p>HSG/088/LDP2/1</p> <p>West of Bloomfield Gardens and North of Adams Drive and Highfield Park</p> <p>Narberth</p> <p>89 Units</p> <p>(5.75ha)</p>	<p>SA4 – The site is close to Narberth town centre. A pedestrian link via Adams Drive would improve accessibility. There is good access to sustainable and active travel modes.</p> <p>SA14 – A water supply can be provided for the site. The site is crossed by a water main. The public sewerage network can accept the potential foul flows from this site. Narberth West WWTW can accommodate the proposed foul flows from the site.</p> <p>SA15 – The site is not in a flood risk area.</p> <p>SA16 – this is a greenfield site in agricultural use. There is no known contamination within the site.</p> <p>SA17 – There is no best and most versatile agricultural land within this site.</p> <p>SA18 – Potential impact on a Natura 2000 site. Screening for project level HRA may be required at application stage. There should be careful consideration given to ensure any trees and mature hedgerows within and surrounding the site are retained and hedgerows protected. Dormice are likely to be present in the area and so a natural habitat area should be created and managed for dormice to mitigate for disturbance and provide biodiversity enhancement.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA19 – There may be geological interest in the site. A pre-determination evaluation will be required. The site appears to be visually well contained and unlikely to harm the landscape.</p> <p>SA20 – The site is adjacent to recent housing developments to the south and east with open countryside to the north and west. The design and layout of the site will need to meet the requirements of this SA Objective.</p> <p>SA21 - There are no historic environment designations close to the site.</p>
	Overall assessment, potential changes and recommendation	<p>The site is well situated at the north-eastern edge of Narberth with good potential for active and sustainable travel. A pedestrian link to the town centre along Adams Drive would improve the active travel accessibility of the site. It is visually contained within the landscape. There are requirements to protect biodiversity at the site and a Historic Environment Appraisal will be required. A water supply can be provided and there is capacity for foul flows in the sewerage system and WWTW.</p> <p>In the Site Development and Infrastructure SPG recommend:</p> <p>including reference to Policy GN1 (6) Sustainable Transport</p>
23.	<p>HSG/020/LDP2/1</p> <p>Land at Tan Ffynnon Fields</p> <p>Cilgerran</p> <p>50 units</p> <p>(3.95ha)</p>	<p>SA4 – The site is situated close to the centre of Cilgerran village which has a range of facilities and a bus service operating 6 days a week between Cardigan and Narberth.. Pedestrian links from the site via Maes Llawddog and/or Castell Corwg will improve access to the main facilities in the village including the primary school, shop/post office, and church.</p> <p>SA14 – A water supply can be provided for the site and the public sewerage network can accept foul flows. Cilgerran WWTW has limited capacity and improvements may be required. This will be funded through Dwr Cymru’s Asset Management Plan or developer contributions.</p> <p>SA15 The site is not in a flood risk area. There is some surface water flooding along the northern and eastern boundary of the site. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA17 – There is no best and most versatile agricultural land within this site.</p> <p>SA18 – The old railway line along the southern boundary is likely to provide a corridor for foraging and commuting wildlife. This should be buffered and light spill avoided. The site is on a B-Line between 2 core areas. Pollinator-friendly planting should be included to provide a stepping stone for wildlife.</p> <p>SA19 – There are no known geological constraints. The site is visually well contained in the landscape at the southern edge of Cilgerran village.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA20 - 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.</p> <p>SA21 – A Historic Environment Appraisal will be required.</p> <p>These requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	The site is well situated close to the centre of Cilgerran village with good potential for active and sustainable travel, particularly with pedestrian links via existing residential areas. It is visually contained within the landscape. There are requirements to protect biodiversity at the site and a Historic Environment Appraisal will be required. Water supply can be provided but developer contributions may be required to make improvements to Cilgerran WWTW.
24.	HSG/030/LDP/01 East of Waunaeron, Crymych 25 units (1.24ha)	<p>SA4: The site is within Crymych with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water. There is a C2 flood zone to the South of the site. TAN 15 Development and Flood Risk addresses the issue of flooding and development.</p> <p>SA16: 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.</p> <p>SA17: There is no best and most versatile agricultural land within this site.</p> <p>SA18: The Preseli SAC and Gweunydd Blaencleddau SAC are less than 2km away from the site. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p> <p>Detailed requirements are included in the Development Sites and Infrastructure SPG 2024.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	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.
25.	North of Hayston View, Johnston HSG/048/00038 50 units (4.0 ha)	<p>SA 4 This greenfield allocation site is adjacent to existing areas of development on three sides. Johnston village is located midway between Haverfordwest and Milford Haven, both of which are locations where employment opportunities are likely to be available. Johnston village is highly accessible and this site is close to locations where public transport, cycling and walking opportunities are available.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 15 The site is not in a flood risk area. However, there are believed to be surface water drainage issues on land to the east and the sustainable drainage scheme (SuDS) for this site should be designed so as not to worsen these.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 The majority of the site is Grade 2 Agricultural Land (93.9%). The remainder is Grade 3b and Urban. Most of the land in the vicinity of the site is Grade 2 or urban. Grade 3a land to the south is less well related to the settlement. The site is surrounded by existing development and is no longer considered suitable for intensive agricultural use.</p> <p>SA 18 There are important woodland areas close to this site. LDP 2 identifies land adjacent to the site for open space provision. Boundary trees and hedges should be retained wherever possible and additional planting is likely to be required in conjunction with development proposals, to strengthen existing boundary vegetation. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This site is fairly flat and not particularly prominent in the landscape. However, it is visually apparent from the adjacent A4076 trunk road, hence care should be taken to ensure future development seeks to reduce landscape impacts. There is no exposed geological heritage at this location.</p> <p>SA 20 Three sides of this site adjoin existing developments in Johnston village, much of it of fairly recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 Three sides of this site adjoin existing developments in Johnston village, much of it of fairly recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	Overall assessment, potential changes and recommendation	This allocation adjoins areas of existing development in Johnston village on three sides. Johnston village is midway between Haverfordwest and Milford Haven, these being locations that are accessible to a range of facilities and services. Sustainable travel options are available in Johnston village, including, walking, cycling and public transport. This village is on a direct route between Haverfordwest and Milford Haven, where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives. The majority of the site is Grade 2 agricultural land but the site is surrounded by existing development and is no longer considered suitable for intensive agricultural use.
26.	HSG.048/LDP2/1 Maes yr Ysgol, Johnston (1.35ha)	<p>SA4 – The site is within Johnston village with good opportunities for access by active and sustainable transport modes. The 349 bus service operates frequent services between Haverfordwest and Pembroke Dock. The village also has a railway station with trains operating on the main line from Carmarthen to Milford Haven. There are a range of facilities in the village including shops, a primary school, pubs and restaurants.</p> <p>SA15 – The site is not in a flood zone.</p> <p>SA16 – The proposal will need to meet the requirements of this SA objective.</p> <p>SA17 – Three quarters of the land is classified as Urban with the remainder as Grade 2. Most of the land within the vicinity of the site is Grade 2 or urban. Lower grade land in the vicinity relates less well to the settlement.</p> <p>SA18 – The proposed development must comply with the relevant environmental legislation and policies and will be assessed by an ecologist as a statutory consultee.</p> <p>SA19 – No known geological constraints. The site has modern developments to the south, east and west. The development will be seen within this context with no landscape impacts.</p> <p>SA20 - Three sides of this site adjoin existing developments in Johnston village, much of it of fairly recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA21 - Three sides of this site adjoin existing developments in Johnston village, much of it of fairly recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p>
	Overall assessment, potential changes and recommendation	The site is within Johnston with good active and sustainable travel options to a wide range of facilities, education and employment opportunities. It is within developed areas of the village and will not impact on the wider landscape. Much of the site is Grade 2 agricultural land but alternative sites with lower grade land are less well related to the settlement.

	Site Ref and Name	Assessment in relation to SA Objectives
		Ensure the requirements are included in the Land and Infrastructure SPG
27.	HSG/050/LDP2/1 South of Rock Park, Kilgetty (0.85 haS)	<p>SA4 - The site is close to the centre of Kilgetty. The 361 bus service operates from the village to Pembroke Dock with limited frequency. The 351 service also operates with greater frequency to Tenby and Saundersfoot. The village also has a railway station with links to Carmarthen, Tenby and Pembroke Dock.</p> <p>SA15 – The site is not in a flood risk zone.</p> <p>SA16 – There may be shallow unrecorded coal workings within the site.</p> <p>SA17 – The site is graded as 3a (64%), Grade 3b (20.8%) and Urban (15.3%). The majority of land in the area is Grade 3a land. Lower grade land to the west is Common Land or has higher environmental value.</p> <p>SA18 – There are Tree Preservation Orders on the boundary of the site. All hedgerows should be maintained and preserved where possible. Potential impact on a Natura 2000 site – screening for a project level HRA may be required at application stage. There are dormice in the vicinity and an ecological survey will be required.</p> <p>SA19 – It is a greenfield site which is bounded to the south and east by mature hedgerows. The A477 runs to the east and south, although access can only be gained via the existing road network.</p> <p>SA21 – No adverse comments regarding archaeology.</p> <p>Requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	The site is within Kilgetty with active and sustainable travel options to a range of facilities and services, education and employment opportunities. Much of the site is grade 3a agricultural land but there are no suitable alternative sites. There is a need to protect trees and hedgerows and an ecological survey will be required. Screening for project level HRA may be required.
28.	HSG/052/00011 South of Cleggars Park Lamphey (2.42ha)	<p>SA4 – The site is at the edge of Lamphey village. The village is served by the 349 bus service operating a frequent service between Haverfordwest and Tenby. This is supplemented during the summer months by the Coastal Cruiser service operating between Angle and Stackpole. There are opportunities for active and sustainable travel from the site. Provision of a footpath towards the front of the site will be required with a crossing point.</p> <p>SA14 - An open watercourse to the south-west of the site (culverted through the site) links to the Pembrokeshire Marine SAC and SSSI. Mitigation will be required to assure the integrity of the SAC and safeguard the features of the SSSI. The site is crossed by a public sewer. There is adequate capacity within the sewerage network and WWTW to accommodate the proposed foul water flows from the site. SuDS is required for surface water drainage.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA15 – The site is not in a flood risk zone. There are small areas of surface water flooding within the site. SuDS will need to be incorporated into any future development.</p> <p>SA17 – The majority of the site is Grade 2 Agricultural land. Lower graded land is in the National Park to the east and outside the planning jurisdiction of Pembrokeshire County Council. There are no alternative site in Lamphey that do not contain best and most versatile agricultural land.</p> <p>SA16 – The site is on a principal aquifer. Infiltration of surface water should be permitted only where it can be demonstrated that there is no risk for controlled waters.</p> <p>SA18- Retain hedgerows. Screening for project level HRA may be required.</p> <p>SA19 – The site is immediately adjacent to the National Park boundary. The design, layout and boundary treatments of the site will need to ensure protection for the National Park and its Special Qualities.</p> <p>SA20 – The site is adjacent to a recent residential development to the north and east with some less recent development to the west. The design and layout of the site will need to ensure protection of the National Park to the south.</p> <p>SA21 – There may be archaeological interest within the site. Further investigation and monitoring will be required.</p> <p>Include requirements within the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	The site is at the edge of Lamphey and has active and sustainable travel options to a range of facilities, education and employment opportunities. The majority of the site is Grade 2 agricultural land but there are no suitable alternative sites. The site is close to the boundary of the National Park.
29.	HSG/052/LDP2/1 Adjacent to Lamphey School, Lamphey (2.96 ha)	<p>SA4 - The site is at the edge of Lamphey village. The village is served by the 349 bus service operating a frequent service between Haverfordwest and Tenby. This is supplemented during the summer months by the Coastal Cruiser service operating between Angle and Stackpole. There are opportunities for active and sustainable travel from the site.</p> <p>SA14 – A water supply can be provided. The site is crossed by a water main and easement or diversion will be required. The public sewerage network and Lamphey WWTW can accommodate foul flows from the site.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA15 – The site is not in a flood risk zone. However there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.</p> <p>SA17 – The majority of the site is Grade 2 Agricultural Land, the remainder is classified as Urban. Lower graded land is in the National Park and outside of the planning jurisdiction of Pembrokeshire County Council.</p> <p>SA18 – Appropriate ecological surveys will be required in relation to protected species, including bats. A public right of way which runs north-south through the eastern edge of the site is to be retained and planting required to provide a safe and useable green corridor.</p> <p>SA19 – There are no known geological constraints. The site is adjacent to the boundary of the National Park. Significant additional planting along the eastern boundary of the site may help to mitigate any impact on the special qualities of the National Park.</p> <p>SA21 - There is the potential for archaeology at this site and an archaeological condition will be applied to any planning permission and mitigation and investigation may be required.</p> <p>Requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	The site is at the edge of Lamphey and has active and sustainable travel options to a range of facilities, education and employment opportunities. The majority of the site is Grade 2 agricultural land but there are no suitable alternative sites. The site is close to the boundary of the National Park.
30.	HSG/053/LDP2/01 Between Longstone Court and 62 Station Road, Letterston	<p>The site is accessed via Station Road from the A40. The T5 bus service operates along the A40 where serves Letterston village to the west. This service provides frequent buses between Haverfordwest and Fishguard. The nearest point the service operates to the site is at the A40/Station Road junction which is approximately 800m from the site. There is a footway from the A40 to the site. A second bus service operates along Station Road, although this provides a single return journey between Letterston and Trecwn on Thursdays only.</p> <p>SA15 – The site is not in flood risk zone.</p> <p>SA17 – Two-thirds of the site is Grade 3a Agricultural Land, the remainder is classed as Urban. Most of the land in vicinity is Grade 3a or has a flood risk.</p> <p>SA19 – 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. The site is adjacent to existing development.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA20 - 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.</p> <p>SA21 – There may be archaeological interest. A pre-determination evaluation is required.</p>
	Overall assessment, potential changes and recommendation	The site is at the eastern end of Letterston and whilst there are active and sustainable transport options available, these are some distance from the site. Much of the site is Grade 3a agricultural land but there are no suitable alternative sites. There may be archaeological interest within the site that will require investigation.
31.	HSG/063/LDP2/1 North of the Kilns, Llangwm (2.89 ha)	<p>SA2: There is access to amenity and recreational open space near the site, and access to other facilities and services.</p> <p>SA4: The development site is within Llangwm which has good road links and public transport is available.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. There is a minor aquifer below Llangwm.</p> <p>SA15: The site is not in a flood risk zone.</p> <p>SA16 There are no known contamination issues at this site. The Coal Authority has identified a small part of the site in the south eastern corner as having potential for shallow coal workings to the outcrop. Only this south eastern corner falls within the Development High Risk Area (DHRA) identified by the Coal Authority. The remainder of the site is at Low Risk for development. A Coal Mining Risk Assessment will be required for the DHRA part of the site and submitted with any planning application.</p> <p>SA17: The site is improved grassland. It is classed as Grade 3a Agricultural Land (81.7%) and Urban. Most of the land in the vicinity is also Grade 3a land. Lower grade land is poorly related to the settlement.</p> <p>SA18: There is the potential for significant effect due to proximity to the Pembrokeshire Marine Special Area of Conservation and this should be taken into consideration in planning the development of this site. Boundary hedges should be retain and enhanced. This site is on a B-Line and close to core habitat for pollinators, any enhancement measures should include planting for pollinators. NRW have advised that bat and otter surveys may be required and discussions should take place with the LPA ecologist.</p> <p>SA19: The site is near the National Park boundary, designs would need to ensure that the landscape is not adversely impacted.</p> <p>SA20 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.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA21: Adverse impact on built heritage or historic environment is unlikely, although the site within the Milford Haven Waterway Historic landscape and near the Conservation Area. There is the potential for archaeology at this site and an archaeological condition will be applied to any planning consent and mitigation and investigation may be required.</p> <p>All these considerations are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site is at the Service Centre of Llangwm which has good access to open space and services. There is the potential for significant effect due to proximity to the Pembrokeshire Marine Special Area of Conservation and this should be taken into consideration in planning the development of this site. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that the historic context including the Milford Haven Waterway Historic landscape, Conservation Area and archaeological potential are considered. A coal mining assessment will be required. Most of the site is Grade 3a agricultural land but there are no suitable alternative sites available.
32.	HSG/122/00035 Awel Y Mor Extension, St Dogmaels 24 units (1.22ha)	<p>SA4: The site is in St Dogmaels with opportunity for active travel to local facilities. A limited bus service is available to Cardigan and Fishguard but is not suitable for accessing education or employment (normal working hours).</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective. The site is located in a Welsh language sensitive area. It is noted that phasing is identified in the Development Sites and Infrastructure SPG 2024.</p> <p>SA14: HYDROLOGY – Due to the sites proximity to the Afon Teifi SAC and potential hydrological connectivity, it is important that an suitable SUD’s scheme is designed which will ensure there is no additional loading to the existing drainage outlet in St Dogmaels. The scheme should also, where possible, incorporate biodiversity.</p> <p>SA15: The site is not in a flood risk zone. There is surface water flooding within the site. SuDS will be required to manage the surface water drainage.</p> <p>SA16: 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.</p> <p>SA17: There is no best and most versatile agricultural land within the site.</p> <p>SA18: The development site is near the Teifi River SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy. Extensive advice is contained in the Development Sites and Infrastructure SPG 2024 relating to the Afon Teifi SAC, bats and reptiles.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
	Overall assessment, potential changes and recommendation	This site allocation relates well to the settlement and there are active and sustainable travel options to a range of facilities, education and employment opportunities. This allocated site is an extension to a previous allocation. Ecological assessments will be required. It is a service centre with good access to facilities.
33.	HSG/003/LDP2/01 North of Begelly Farm Begelly (2.58ha)	<p>SA4 – The site is accessed from the A478. The 381 bus service operating between Haverfordwest to Tenby runs along the A478 with a good frequency of service six days a week.</p> <p>SA14 – A water supply can be provided for the site. The public sewerage network can accept the potential foul flows from the site. Langdon WWTW has limited capacity and may require improvements which would be funded through Dwr Cymru’s Asset Management Plan or through developer contributions if earlier.</p> <p>SA15 – The site is not in a flood risk zone.</p> <p>SA16 – The site is on or forms part of a site that has historically had a potentially contaminative use, therefore investigations may be required. The Coal Authority has recorded mine entries and possible shallow coal working. A coal mining risk assessment would be required.</p> <p>SA17 – Two-thirds of the site is Grade 3a Agricultural Land. The remainder is classified as Urban. Lower grade land to the north and south of the site are poorly drained areas close to watercourses.</p> <p>SA18 – There are a number of important hedgerows surrounding the site that should be maintained. These should link to the green space of the site. Important trees to be retained as a part of public open space. Retain and strengthen existing hedge boundaries. Enhancement recommendations for this site should seek to improve species connectivity to the wider landscape. Any ecological survey must consider dormice.</p> <p>SA19 – The site is partially contained within the built environment of Begelly with existing development to the north, south and east. Land to the west is undeveloped but the site is visually contained by the local topography.</p> <p>SA20 – The design and layout of the site will need to meet the requirements of this SA Objective.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		SA21 – The Grade II Listed Begelly House and its immediate setting are very close to the edge of the southern end of the site but locating a green space in this area or mitigating by design could compensate. The site is also close to the Church of St Mary to the south and Zion Chapel to the east – both of which are also Listed Buildings.
	Overall assessment, potential changes and recommendation	<p>The site is at the western edge of Begelly but there are options for active and sustainable travel to a range of facilities, education and employment opportunities. There may be coal workings within the site which requires investigation. Much of the site is Grade 3a agricultural land but alternative sites are poorly drained and close to watercourses. Hedgerows and important trees are to be retained and incorporated into open space. Ecological enhancements should improve species connectivity and any ecological survey must consider dormice.</p> <p>Ensure that the requirements are included in the Sites and Infrastructure SPG.</p>
34.	HSG/006/00003 Adjacent to Hafod, Blaenffos 10 units (0.93ha)	<p>SA4: The site is within Blaenffos with good accessibility via public transport and active travel modes to employment, education and a wide range of services and facilities.</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA7: The site is in a Welsh Language Sensitive Area. Phasing is identified in the Development Sites and Infrastructure SPG 2024.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: The site is not in a flood zone.</p> <p>SA16: 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.</p> <p>SA17: There is no best and most versatile agricultural land within this site.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy. The northern boundary looks to be a particularly strong ecological corridor; this must be protected and enhanced. Lighting must be carefully considered with no light spill onto any of the vegetated boundary features. Otters known in area - so buffer from any watercourses.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p> <p>Include these requirements in the Development Sites and Infrastructure SPG 2024.</p>
	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.
35.	<p>Clarboston Rd</p> <p>Land at Dungleddy Court, Clarboston Road</p> <p>HSG/022/LDP2/1</p>	<p>SA4: The site is in Clarboston Road which has some facilities. Limited bus services are available to Haverfordest and Rosebush. There is a regular train service from the village to Haverfordwest and Carmarthen.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective. The site lies within a Welsh Speaking sensitive area. The development is for 17 dwellings which is not of a significant scale. Bilingual signage is expected.</p> <p>SA15: The site is not within a flood risk area.</p> <p>SA16: 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.</p> <p>SA17: There is no best and most versatile agricultural land within this site.</p> <p>SA18: From an environmental viewpoint, the southern boundary is important in terms of connectivity and boundary vegetation must be maintained and if possible enhanced. On a broader perspective, the site is 300m from the Eastern Cleddau Rivers SSSI / SAC and 1.2km from the Western Cleddau River SSSI / SAC (which are elements of the Pembrokeshire Marine SAC). NRW advises that a Test for Likely Significant Effects may be required as part of an Appropriate Assessment.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	Overall assessment, potential changes and recommendation	This allocated site will provide housing within the settlement of Clarboston Road. There are active and sustainable travel options to a range of facilities, education and employment opportunities. The southern boundary is important for ecological connectivity. A test for likely significant effects of on the Western Cleddau SSSI/SAC may be required. Development of the site will need to reflect the density of surrounding housing.
36.	HSG/152/LDP2/1 South of Bro'r Dderwen, Clunderwen 27 units (2.71ha)	<p>SA4: The site is in Clunderwen in a sustainable location near services. The site is adjacent to the A478, along which the 430 bus service operates between Cardigan and Narberth. There are however only two return journeys at Clynderwen per day (6 days a week) which would not allow use for employment purposes for normal working hours.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA15: The site is not in a flood risk zone. Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA17: The site is a brownfield/greenfield site on a former sports ground. There is no best and most versatile agricultural land within this site.</p> <p>SA18: Retain existing hedgerows and strengthen. This site is on a B-Line and close to core habitat for pollinators, any enhancement measures should include planting for pollinators. HRA – Proximity to river</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: A pre-determination archaeological assessment will be required.</p> <p>Ensure all requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This allocation relates well to the village of Clunderwen. There are a range of facilities within walking distance of the site, but sustainable transport is very limited. Hedgerows to be retained and planting for pollinators included. A HRA will be required due to proximity to the Eastern Cleddau River.
37.	HSG/029/00014 Opposite Woodholm Close, Crundale (0.66 ha)	<p>SA2: There is access to amenity and recreational open space, and access to other facilities and services. Nearby public rights of way provide access to the countryside.</p> <p>SA4: The development site is at the Service Village of Crundale which has good road links and public transport is available.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA7: This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective and may require phasing, signage and other mitigation measures. The site is small in scale.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the Cleddau Rivers catchment 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.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is Grade 3a Agricultural Land (62.9%), Grade 3b (25.7%) and Urban (11.4%). Most of the other land in the immediate vicinity is Grade 3a. Lower grade land is further away from the village. The Grade 3b land is closest to the road and would be expected to be developed first.</p> <p>SA18: There are Tree Preservation Orders within the site. Future development should take place in a manner that does not harm the protected trees. There are important bat records and commuting corridors within close proximity to this site, therefore, lighting must be carefully considered. The site has moderate ecological status under the Water Framework Directive, there is a minor aquifer under the site, there is a well on the site and there an ordinary watercourse on the edge of the site. Development could potentially have impacts on a Natura 2000 site.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: There is the potential for archaeological remains to be found at this site. Hence, an archaeological condition will be applied to any planning consent and mitigation and investigation may be required.</p>
	Overall assessment, potential changes and recommendation	This site is at the Service Village which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered. The site is within a Welsh language sensitive area and care will be taken to ensure that the

	Site Ref and Name	Assessment in relation to SA Objectives
		Welsh language is protected and enhanced. Much of the site is Grade 3a agricultural land but there are no suitable alternative sites.
38.	HSG/029/00014 West of Ashford Park Crundale (1.77 ha) 19 units	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services. Nearby public rights of way provide access to the countryside.</p> <p>SA4: The development site is at the Service Village of Crundale which has some facilities. There is a limited bus service to Haverfordwest but it is not suitable for access to education or employment. Most journeys are likely to be made by car.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA7: This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective and may require phasing, signage and other mitigation measures.</p> <p>SA8: Construction can provide employment</p> <p>SA9: housing in Service Villages, where there are some existing services, can help to support and retain services and support a diverse local economy.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the Cleddau Rivers catchment 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.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA15: There is a minor flood risk relating to this site, but it can be addressed through mitigation, including the installation of a SuDS scheme. A Flood Consequences Assessment may be required at application stage. NRW has identified a surface water flooding risk.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: There is no best and most versatile agricultural land within this site.</p> <p>SA18: There are strong hedgerows on the site boundaries and these should be retained wherever possible. There are also known bat roosts in this area. Where found, dark corridors should be protected. A bat survey will be required to accompany any planning application at this site. There are breeding otters in a pond with a hydrological link not far from the site. There is potential to link this site and Crundale village in general to the path network in Withybush Woods. Provision should be made in developing the site layout for this potential to be realised.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p> <p>These requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site is at the Service Village with some opportunity for active and sustainable travel options to facilities. Many journeys will need to be made by car. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the development of this site, and that archaeological potential is considered. The site is within a Welsh language sensitive area and care will be taken to ensure that the Welsh language is protected and enhanced.
39.	HSG/043/LDP2/1 Adjacent to Brackenhurst, Hill Mountain (1.16 ha)	<p>SA2: There is access to a network of public rights of way near the site, amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the edge of Hill Mountain. A bus service is available 5 days a week which would cater for school and employment journeys. There are limited facilities in Hill Mountain and journeys for other facilities will need to be made by car.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Site is not within a flood zone.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. Density of housing should reflect adjacent development.</p> <p>SA17: The site is improved grassland. Just over half of the site is Grade 2 Agricultural Land and the remainder classed as Urban. The land surrounding the village is Grade 2 and lower grade land is poorly related to the settlement.</p> <p>SA18: Existing boundaries are to be retained and new boundaries introduced to the east, south and west of the site. A Public Right of Way runs to the west of the allocation and does not form part of the allocation.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although part of Hill Mountain is within the Milford Haven Waterway Historic landscape, this site is unlikely to impact. There is the potential for archaeological remains to be found at this site. Hence, an archaeological condition will be applied to any planning consent and mitigation and investigation may be required</p>
	Overall assessment, potential changes and recommendation	This site is at the Service Village of Hill Mountain with sustainable travel available for school and employment opportunities. Some facilities are available in Hill Mountain but journeys to access other facilities will require car travel. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered. Just over half of the site is Grade 2 agricultural land but there are no suitable alternative sites.
40.	HSG/046/LDP2/1 Land near West End Cottages, Hundleton (0.65 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and public rights of way and access to other facilities and services.</p> <p>SA4: The development site is at Hundleton which has some facilities. There is a limited bus service to Pembroke Dock.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to the Pembrokeshire Marine SAC and which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: The site is not within a flood zone.</p> <p>SA16: The Coachworks site is on or forms part of a site that has historically had a potentially contaminative use. Investigations may be required depending on end use to establish risk posed to end users.</p> <p>SA17: The site is improved grassland. Close to two-thirds of the land is classified as Urban and the remainder is Grade 3a agricultural land. Most of the land surrounding the village is Grade 3a.</p> <p>SA18: There is potential for this site to form part of a bat flyway due to its proximity to Orierton Bat Special Area of Conservation, and this will be a consideration in the development of this site, and in particular the retention of hedged and tree boundaries, and if affected, their replacement is required. A Public Right of Way adjacent to the site forms a hedged lane. This does not form part of the allocation and hedged boundaries to this lane must be retained. Dormice and bats would need to be considered as part of any the ecological survey.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
	Overall assessment, potential changes and recommendation	<p>This site is at the Service Village of Hundleton with some active travel access to facilities. There is a limited bus service to additional facilities but it is not suitable for access to education or employment and car travel will be required for many journeys from this site. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered. Approximately one third of the site is Grade 3a agricultural land but there are no suitable alternative sites.</p> <p>These requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
41.	HSG//047/LDP2/1 South of The Crown Jeffreyston	<p>SA4 – The site is adjacent to the route of the 361 bus service which operates between Pembroke Dock and Cilgetty. The service to Jeffreyston however is limited to 3 buses a day and so in reality most journeys will require a car.</p> <p>SA15 – The site is not in flood risk zone.</p> <p>SA17 – The majority of the site is Grade 3a Agricultural Land (83.1%) and the remainder is Grade 3b. Most of the land in the vicinity of the village is Grade 3a. Lower grade land is poorly related to the village.</p> <p>SA18 – Proposals must comply with the relevant environmental legislation and policies and will be assessed by an ecologist as a statutory consultee.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Archaeological assessment will be required. Adverse impact on built heritage or historic environment unlikely.</p>
	Overall assessment, potential changes and recommendation	<p>The site is in Jeffreyston which has limited facilities and there is only very limited public transport and so car journeys will be required for most journeys from this site. The majority of the site is Grade 3a agricultural land but sites with lower grade land are poorly related to the village.</p>
42.	HSG/049/LDP2/1 West of Brookfield Close	<p>SA4: The site is in Keeston which is defined as a Service Village. The site is approximately 350m from the T11 bus route which provides frequent services between Haverfordwest and Fishguard, via St Davids. A pedestrian footway is available from the site to the bus route.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	Keeston	<p>SA14: Measures would need to be taken to ensure that pollution is minimised. A buffer would be required for the watercourse along the eastern boundary of the site.</p> <p>SA15: The site is not in a flood risk zone.</p> <p>SA16: 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.</p> <p>SA17: There is no best and most versatile agricultural land within this site.</p> <p>SA18: The development site is near the Cleddau Rivers SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Archaeological assessment will be required. Adverse impact on built heritage or historic environment unlikely.</p> <p>Ensure these additional requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	Keeston has limited facilities but there is a bus service providing sustainable transport options to a wider range of facilities, education and employment opportunities. Hedgerows are to be retained and biodiversity enhanced within the site.
43.	<p>HSG/060/LDP2/1</p> <p>Adjacent to Maesybryn, Llandissillio</p> <p>37 units (1.84ha)</p>	<p>SA4: The site is in Llandissillio in a sustainable location near services, close to public transport links.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised. A buffer would be required for the watercourse along the eastern boundary of the site.</p> <p>SA15: The site is not in a flood risk zone.</p> <p>SA16: 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.</p> <p>SA17: There is no best and most versatile agricultural land within this site.</p> <p>SA18: The development site is near the Cleddau Rivers SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Archaeological assessment will be required. Adverse impact on built heritage or historic environment unlikely.</p> <p>Include these additional requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This allocated site relates well to Llandissilio with active and sustainable transport opportunities to a range of facilities, education and employment opportunities. Retention of hedgerows and biodiversity enhancement will be required.
44.	HSG/066/LDP2/1 East of Hazelbank, Llanstadwell (0.94 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The site is close to the route of the 356 bus service operating between Monkton and Milford Haven providing a frequent service.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: A water supply can be provided for this site. The public sewerage network can accept the potential foul flows from the site. Neyland WWTW has limited capacity and the growth being proposed for the catchment area may require improvements which would need to be funded through Dwr Cymru's Asset Management Plan or potentially earlier through developer contributions. The</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>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.</p> <p>SA15: There is a small area of surface water flooding indicated at the east of the site. SuDS will be required. The site drains towards the C2 flood zone which is the sea. As the site is close to the coast there is a need to ensure that any potential sea-level rise and consequences of climate change, such as increased storminess is taken fully into account.</p> <p>SA16: There are no known contamination issues.</p> <p>SA17: The majority of the site is Grade 3b (68.4%) with 3.3% of the site graded as Grade 2 and the remainder classified as Urban.</p> <p>SA18: The proximity of the site to the SAC requires a restricted lighting scheme at the south of the site to ensure that protected species are not adversely affected by light pollution. Ecological enhancement should seek to provide protection to the southern boundary. The site is on a B-Line. Enhancement should also provide planting for pollinators.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is within the Milford Haven Historic Landscape. The site is adjacent to a developed area, children play area and is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: There are no known archaeological or historic environment constraints.</p>
	Overall assessment, potential changes and recommendation	This site is at the Service Village of Llanstadwell which has good access to open space and services. It is served by a frequent bus service. There are requirements to ensure that the nearby SAC is protected both in terms of pollution and protected species. Water supply and foul drainage is available but may require developer contributions. A small portion of the site is Grade 2 agricultural land.
45.	HSG/081/LDP2/1 West of Globe Inn, Maenclochog 20 units (1.57ha)	<p>SA4: The site is in Maenclochog in a sustainable location near services, close to public transport links.</p> <p>SA14: The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water. There is a C2 flood zone to the East of the settlement. TAN 15 Development and Flood Risk addresses the issue of flooding and development.</p> <p>SA15: The site is not in a flood risk zone.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA16: 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.</p> <p>SA17: There is no best and most versatile agricultural land within this site.</p> <p>SA18: The development site is near the Cleddau Rivers SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Archaeological assessment will be required. Adverse impact on built heritage or historic environment unlikely.</p> <p>Include these requirements in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site allocation relates well to the settlement. It is a service village with good access to facilities. The site is close to the Cleddau Rivers SAC. Hedgerows to be retained and biodiversity enhanced within the site.
46.	<p>Site Ref and Name</p> <p>HSG/099/LDP2/01</p> <p>- Pentlepoir</p> <p>Land at Coppins Park (0.49ha)</p>	<p>SA4: The development site is within Pentlepoir, a Service Village, which has good road links and public transport is available via bus or the nearby Saundersfoot train station.</p> <p>SA12: The Coal Authority has identified a small part of the site in the Eastern corner has potential shallow coal workings to the outcrop. Only the Eastern corner falls within the High Risk areas, with the remainder of the site at Low Risk for development.</p> <p>SA15: The site is not in a flood risk zone. There is some surface water flooding along the south-western boundary of the site. SuDS will be required to manage the surface water flooding within the site.</p> <p>SA17: Three quarters of the site is Grade 3a Agricultural Land. The remainder is Grade 3b with less than 1% Urban. Land in the vicinity is Grades 3a and 3b. The Grade 3a land provides access to the 3b land, with the 3b land being less well related to the settlement.</p> <p>SA18: Screening for a project level HRA may be required at application stage. Dormice may need to be considered as part of any ecological survey. Maintain Hedgerows.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely. An Archaeological Assessment will be required.</p> <p>These requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site allocation relates well to the settlement. It is a service village with good access to facilities. The majority of the site is Grade 3a agricultural land which provides access to the remaining lower grade areas within the site. There are no suitable alternative sites. Dormice may need to be considered as part of an ecological survey and hedgerows retained. Screening for project level HRA may be required.
47.	HSG/113/LDP2/1 South of Robeston Court, Robeston Wathen (0,54ha)	<p>SA4 – The site is adjacent to the route of the 381 bus service which operates a frequent service between Haverfordwest and Tenby. Robeston Wathen is defined as a Service Village in the plan.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA15 – The site is not in a flood risk zone.</p> <p>SA17 – There is no best and most versatile agricultural land within this site.</p> <p>SA18 – Proposals must comply with the relevant environmental legislation and policies and will be assessed by an ecologist as a statutory consultee.</p> <p>SA19 – The site is on high ground with extensive views across lower land to the south. Development is likely to be seen from the south within the context of the rest of the village but careful attention to layout and design is necessary to mitigate visual impact, including from the National Park near Canaston.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p> <p>Ensure these requirements are include in the Sites and Infrastructure SPG</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	Overall assessment, potential changes and recommendation	There are active and sustainable travel options to a range of facilities, education and employment opportunities from this site.
48.	HSG/114/LDP/01 East of Pilgrim's Way Roch	<p>SA4: The site is in Roch which has some facilities. A regular bus service operating between Haverfordwest and Fishguard, via St Davids is available close to the site.</p> <p>SA15: the site is not within a Flood Zone</p> <p>SA17: The site is Grade 2 Agricultural Land (44.5%), Grade 3a (25.9%) and Urban. The surrounding land is either best and most versatile agricultural land or within the National Park and outside the planning jurisdiction of Pembrokeshire County Council.</p> <p>SA18: Maintain Hedgerows.</p> <p>SA19: The site is close to the boundary of the National Park to the north and east and also to Roch Castle which is a Listed Building and SAM. Careful attention to layout and design will be required to ensure that the National Park and its Special Qualities and the setting of the Listed Building are not adversely affected.</p> <p>SA20 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. SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation will be required.</p> <p>These requirements would need to be included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	There are active and sustainable transport options to a range of facilities, education and employment opportunities from the site. Much of the land is Grades 2 and 3a agricultural land but there are no suitable alternative sites. The site is close to the National Park boundary.
49.	HSG/119/LDP2/1 Land Between Cornerways and Australise, Simpson Cross	<p>SA4: The development site is at the Service Village of Simpson Cross which has good road links. The site is adjacent to the T11 bus route which provides frequent services between Haverfordwest and Fishguard, via St Davids.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. 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.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	27 units (1.55 ha)	<p>SA15: The site is not within a flood zone.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is graded as Grade 2 Agricultural Land (37.3%), Grade 3b (51.4%) and the remainder classified as Urban. Lower graded land in the general area generally relates less well to the settlement.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p> <p>Include these requirements in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	The allocated site is well related to the settlement with active and sustainable travel options to a range of facilities, education and employment opportunities. Just over one third of the site is Grade 2 agricultural land but there are no suitable alternative sites.
50.	HSG/120/00018 NW of Wesley Way, Spittal 18 units (0.89ha)	<p>SA4: The site is in Spittal which has some facilities, including a primary school. A dial-a-ride bus service is available operating between Wolfscastle and Puncheston two days a week. Most journeys from this site will require a car.</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to some services and will make a positive contribution to this objective.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		<p>SA7: The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures. The Development Sites and Infrastructure SPG shows the site being developed in tranches.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA15: The site is not within a flood risk area.</p> <p>SA16: 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.</p> <p>SA17: The site is semi-improved grassland. Two-thirds of the site is Grade 3a Agricultural Land and the remainder is classified as Urban. Most of the land in the vicinity is Grade 3a or Urban. Lower grade land is at locations that relate less well to the settlement.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy. Screening for project level HRA may be needed, to address potential impacts on a nearby Natura 2000 site.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p> <p>Requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	<p>The site is within Spittal with active travel access to some facilities. There is a very limited bus service which would not be suitable for most journeys to reach destinations with a wider range of facilities. Car travel is the only option in most cases. The majority of the site is Grade 3a agricultural land, but there are no suitable alternative site. Hedgerows are to be retained and biodiversity protected and enhanced. Screening for project level HRA may be required.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
51.	<p>Site Ref and Name</p> <p>HSG/123/LDP/01</p> <p>North of Parsons Green, St Florence (0.86ha)</p>	<p>SA2: There is access to amenity and recreational open space near the site, and public rights of way.</p> <p>SA4: The development site is within St Florence, a Service Village, which has good public transport links via a reasonably regular bus service (Route 316).</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: The site is not in a flood risk area.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The majority (81.3%) of the site is Grade 3a Agricultural Land. The remainder is classified as Urban. Most of the land close to the site is Grade 3a. There is lower grade land in a stream corridor and is likely to have local environmental interest.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design. Ecological surveys required to consider habitats on site. There are dormice records in the area.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p> <p>Requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	<p>Overall assessment, potential changes and recommendation</p>	<p>There are active and sustainable travel options to a range of facilities, education and employment opportunities. The majority of the site is Grade 3a agricultural land but there are no suitable alternative sites. Green boundaries and trees are to be retained. Ecological surveys will need to consider dormice.</p>
52.	<p>Site Ref and Name</p> <p>HSG/132/LDP2/1</p>	<p>SA4: The development site is within Templeton, a Service Village, which has good public transport links via a regular bus service (route 318).</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	West of Kings Park Farm, Templeton (0.61ha)	<p>SA12: The site is on or forms part of a site that has historically had a potentially contaminative use. Investigations may be required depending on end use to establish risk posed to end users.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality</p> <p>SA15: The site is not in a flood zone.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The majority of the site is Grade 3b Agricultural Land or classified as Urban. Less than 1% of the land is Grade 3a.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design. Hedgerows and treelines should be retained and protected and kept dark. Good pollinator habitat within close proximity to site. Southern boundary important flight path for bats - should be kept dark and buffered. Footpath requirement but within the site (south of hedgerow).</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely. Mitigation required -archaeological condition.</p> <p>Ensure all requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	<p>There are active and sustainable travel options to a range of facilities, education and employment opportunities. Hedgerows and treelines to be retained, protected and kept dark. Southern boundary to be buffered and kept dark. There is a footpath requirement within the site.</p>
53.	HSG/135/LDP2/1	<p>SA4: The site is within Tiers Cross which is identified as a Service Village with some services and facilities available. However it is a small village and the catchment for the proposed facility will be a much wider area. There is a limited bus services operating through Tiers Cross linking Dale, Milford Haven and Haverfordwest. It is unlikely to be suitable for use by employees and visitors to this site as it does not provide sufficient frequency or operate after 4.15pm. Given</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	<p>North of Bulford Road Bypass,</p> <p>Tiers Cross</p> <p>(0.28ha)</p>	<p>the lack of public transport availability there is unlikely to be opportunity to make improvements. Realistically the site is only accessible by car and so it will not achieve this SA Objective.</p> <p>SA14: A water supply can be provided for the site. The site is crossed by a water main. The public sewerage network and Tiers Cross WWTW can accept the potential foul flows from this site.</p> <p>SA15: The site is not in a flood risk zone.</p> <p>SA16: 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.</p> <p>SA17: There is no best and most versatile agricultural land within this site.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy. This site is in a core habitat area for pollinators, and any biodiversity enhancements should include planting for pollinators.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p> <p>These requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
	Overall assessment, potential changes and recommendation	This site is well related to a village which has access to limited facilities. There is no public transport available and so future occupants of the housing will need to rely on private transport to access a wider range of facilities. Water supply and foul drainage are available. There are requirements relating to biodiversity which will need to be taken into account through the design and layout of the site.
54.	HSG/149/LDP2/1 Land at Ford Farm, Wolfscastle	<p>SA4: The development site is at the Service Village of Wolfscastle which has good road links and public transport is available (T5).</p> <p>SA7: Site is in a Welsh Language Sensitive area. Size of allocation is small.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
	(0.61 ha)	<p>SA9: housing in Service villages, where there are a range of existing services, can help to support and retain services and support a diverse local economy.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is near the Cleddau Rivers SAC, 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.</p> <p>SA15: The site is not in a flood risk zone.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development. No known contamination.</p> <p>SA17: The site is improved grassland. It is Grade 2 Agricultural Land. Most lower grade land is associated with the wooded valley and is less well related to the settlement. The valley flood floods and the river is part of the Cleddau Rivers SAC.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained. This site is on a B-line ,and any biodiversity enhancement should include planting for pollinators. The site is close to the Western Cleddau SSSI and SAC and this should be taken into consideration in preparing plans for the development of this site. There is potential for impacts on a Natura 2000 site and therefore screening for project-level HRA may be required at planning application stage.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage. Hedgerows and trees on the site boundaries should be retained wherever possible. On the part of the site boundary that is undefined, new hedgerows should be planted.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>

	Site Ref and Name	Assessment in relation to SA Objectives
		These requirements are included in the Development Sites and Infrastructure SPG.
	Overall assessment, potential changes and recommendation	There are active and sustainable travel options to a range of facilities, education and employment opportunities. The site is near the Cleddau Rivers SAC, policies on design will need to ensure development includes water conservation measures and sustainable drainage systems. The site is Grade 2 agricultural land but there are no suitable alternative sites. Site boundaries are to be retained. Proximity to the Western Cleddau SSSI and SAC needs to be considered. Screening for project-level HRA may be required.

APPENDIX 6: Assessment of Allocations

Contents:

Strategic Employment Provision SP 14
Strategic Employment Sites SP15
Renewable Energy – target and allocations GN 5
Employment Allocations GN 9
Mixed-use GN10
Residential Allocations GN 16

Specialist and Supported Accommodation Allocations GN23

Community Facility Allocations GN 29
Transport Routes and Improvements GN 36
Working of Minerals GN 37
Waste Management Facilities GN 59

Key

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.

?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.
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Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Mitigating negative site-specific impacts

Where development on allocated sites is likely to have adverse impacts, the site allocation policies/supplementary planning guidance of the Local Development Plan would need to include mitigation measures to minimise or obviate those impacts. Many of these refer to the plan’s development management policies. These include mitigation measures related to:

Key	Policy Reference	
A.	GN1 (2)	Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.
B.	GN1(4)	Soil Quality: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils
C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.
E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.

G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.
H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk
I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity .. including the special qualities of the Pembrokeshire Coast National Park and neighbouring authorities;
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting
L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.
M.	SP19	Welsh language: Must not have an unacceptable impact on the vitality and viability of the Welsh language and development to be managed sensitively through mitigation and measures to enhance the interests of the Welsh language and culture.

The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

	Site Reference	Site Name	Area (hectares)	Facility allocated
1.	SSA/089/01	South west of Park House, Tenby	3.20	Extra care facility for older persons
2.	SSA/089/LDP2/02	East of Park House, Tenby	0.25	Residential / Nursing facility extension.
3.	SSA/135/LDP2/01	North of Bulford Road Bypass, Tiers Cross	0.44	Older persons care facility / people with learning disabilities.

4.	SSA/088/LDP2/01	Redstone, Narberth	1.97	Older persons care facility
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	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
1.	SSA/089/01 South-west of Park House, Tenby	++	++	0	+	++	-/+	0	+	0	+	+	-/+	?	++	+	+	-	?	-	?	+
	Mitigation				D		D				D	D	D/G						C/F	F/J/ I	I	

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
2.	SSA/089/LDP2/02 East of Park House, Tenby	++	++	0	+	++	-/+	0	+	0	+	+	-/+	-/?	++	+	+	-	?	++	?	+
	Mitigation				D		D				D	D	D/G						C/F			
3.	SSA/135/LDP2/01 North of Bulford Road Bypass, Tiers Cross	++	++	?	-	++	+	0	+	0	-	-	-	+	++	+	+	+	+	+	?	+
	Mitigation																		C	J		
4.	SSA/088/LDP2/01 Redstone, Narberth	++	++	0	+	++	+	+	+	0	+	+	-/+	?	-	+	+	+	+	+	?	+
	Mitigation				D		D	M			D	D							C/F	F//J		

Specialist and Supported Accommodation Allocations – GN23 – Full Assessments

<p>All sites</p> <p>SA17 Safeguard soil quality and quantity</p>	<p>The methodology for allocating land has followed a sequential approach which will have limited the extent of agricultural land proposed for development, based on its relationship with other aspects of relevance such as ecological and landscape value and relationship to existing developed areas. Removing the 'best and most versatile' land grades (1 – 3a) would significantly reduce the number and area of sites allocated for development. Mitigation measures may enable sites to be developed more sustainably</p>
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	through the use of planning conditions to ensure that on each relevant site soils are handled, stored and re-used carefully to allow the soil resource to continue to provide these benefits.
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1.	SSA/089/01 South-west of Park House, Tenby	<p>SA1 – This allocation will provide accommodation for older persons, meeting an identified need and will help to support this objective.</p> <p>SA2 – Additional support will help older people to maintain a degree of independence whilst having appropriate health and well-being support which is an important element of a healthy lifestyle.</p> <p>SA3 – There is no relationship between the allocation and this SA Objective.</p> <p>SA4 – The site is close to the A478 along which 3 bus routes operate linking Tenby with Kilgetty, Amroth, Saundersfoot and Haverfordwest. Whilst there is no bus stop at the site, bus services in Pembrokeshire operate on a hail and ride basis. Provision of a bus stop and improved pedestrian access across the A478 outside the site would significantly improve the link with this SA Objective.</p> <p>SA5 – the development of this site would provide a specialist form of housing, therefore helping to achieve this SA Objective.</p> <p>SA6 – the site is outside any settlements. Whilst there are buses available (see SA4) older persons with additional support needs may not be able to make use of them to reach local facilities and services, especially without additional elements of a bus stop and safe pedestrian access being in place. The allocation however provides a facility in itself which will help to meet this SA Objective.</p> <p>SA7 – The allocation is not in the identified Welsh-language sensitive area.</p> <p>SA8 – The development of this facility will provide additional employment opportunities.</p> <p>SA9 – The allocation is unlikely to contribute to this SA Objective.</p>
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		<p>SA10 – The location of the site outside of settlements will not help to reduce the need to travel, although it is well supported by bus routes which will help to reduce the need to travel by car for those visiting and working at the site.</p> <p>SA11 - The location of the site outside of settlements will not help to reduce the need to travel, although it is well supported by bus routes which will help to reduce the need to travel by car for those visiting and working at the site.</p> <p>SA12 – Building additional residential accommodation is likely to result in additional waste being generated. The location of the site outside of settlements will not help to reduce the need to travel and hence pollution, although it is well supported by bus routes which will help to reduce the need to travel by car for those visiting and working at the site. The Coal Authority has indicated that there are possible unrecorded shallow coal workings at this site and it lies within the Development High Risk Area (DHRA). A Coal Mining Risk Assessment will be required and submitted with any planning application. This requirement is included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA13 – This is a greenfield site. The extent to which the facility will meet this SA Objective will depend on detailed development matters and operations.</p> <p>SA14 – A water supply can be provided for the site and the public sewer network and Waste Water Treatment Works have capacity to accept the potential foul flows.</p> <p>SA15 – the site is not in a flood risk zone. SuDS will be required.</p> <p>SA16 –This is a greenfield site close to an existing nursing home business. There are no known contamination issues at the site. The end use should not increase contamination.</p> <p>SA17 – The site is Grade 3a agricultural land. There is an identified need for the extra care facility. Most of the land in the immediate vicinity of this site is Grade 3a.</p> <p>SA18 – the site is close to a SAC designated for bats. Lighting must be kept to a minimum and trees and hedge-lines protected for wildlife connectivity. These requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
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		<p>SA19. – There are extensive views from the site to the west. Careful design, layout and minimising the visual impact of lighting will be required to reduce the impact on the landscape and ensure this SA Objective is met</p> <p>SA20 – the site will need to have appropriate design and layout to meet this SA Objective. There are no known archaeological issues at the site.</p> <p>SA21 – there are no known historic environment designations or archaeological issues.</p>
	Overall assessment, potential changes and recommendation	<p>The overall assessment of this site shows positive impacts for achieving a balanced population, supporting health and wellbeing and meeting housing needs.</p> <p>Recommended edits to the Draft Development Sites and Infrastructure SPG 2024 are:</p> <ul style="list-style-type: none"> - Provision of a bus stop and improved pedestrian access across the A478 outside the site. – There are extensive views from the site to the west. Careful design, layout and minimising the visual impact of lighting will be required to reduce the impact on the landscape.
2.	SSA/089/LDP2/02 East of Park House, Tenby	<p>SA1 – This allocation will provide accommodation for older persons, meeting an identified need and will help to support this objective.</p> <p>SA2 – The need for additional residential/nursing home accommodation has been identified. Providing appropriate living accommodation for older people is an important element for healthy living.</p> <p>SA3 – There is no relationship between the allocation and this SA Objective.</p> <p>SA4 – The site is adjacent to the A478 along which 3 bus routes operate linking Tenby with Kilgetty, Amroth, Saundersfoot and Haverfordwest. Whilst there is no bus stop at the site, bus services in Pembrokeshire operate on a hail and ride basis. Whilst the occupants of the nursing/residential accommodation may not be able to use such services, provision of a bus stop and improved pedestrian access across the A478 outside the site would</p>

		<p>significantly improve accessibility for visitors and employees at the site and strengthen the link with this SA Objective.</p> <p>SA5 – the development of this site would provide a specialist form of housing, therefore helping to achieve this SA Objective.</p> <p>SA6 – the site is outside any settlements. Whilst there are buses available (see SA4) older persons may not be able to make use of them to reach local facilities and services, especially without additional elements of a bus stop and safe pedestrian access being in place. The allocation however provides a facility in itself which will help to meet this SA Objective.</p> <p>SA7 – The allocation is not in the identified Welsh-language sensitive area.</p> <p>SA8 – The development of this facility will provide additional employment opportunities.</p> <p>SA9 – The allocation is unlikely to contribute to this SA Objective.</p> <p>SA10 – The location of the site outside of settlements will not help to reduce the need to travel, although it is well supported by bus routes which will help to reduce the need to travel by car for those visiting and working at the site.</p> <p>SA11 - The location of the site outside of settlements will not help to reduce the need to travel, although it is well supported by bus routes which will help to reduce the need to travel by car for those visiting and working at the site.</p> <p>SA12 – Building additional residential accommodation is likely to result in additional waste being generated. The location of the site outside of settlements will not help to reduce the need to travel, although it is well supported by bus routes which will help to reduce the need to travel by car for those visiting and working at the site. the Coal Authority has indicated that there are possible unrecorded shallow coal workings at this site and it lies within the Development High Risk Area (DHRA). A Coal Mining Risk Assessment will be required and submitted with any planning application. This requirement is included in the Development Sites and Infrastructure SPG 2024.</p>
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		<p>SA13 – This is a greenfield site. The extent to which the facility will meet this SA Objective will depend on detailed development matters and operations.</p> <p>SA14 – A water supply can be provided for the site and the public sewer network and Waste Water Treatment Works have capacity to accept the potential foul flows.</p> <p>SA15 – the site is not in a flood risk zone. SuDS will be required.</p> <p>SA16 –This is a greenfield site but immediately adjacent to an existing nursing home business. There are no known contamination issues at the site. The end use should not increase contamination.</p> <p>SA17 – The land is Grade 3a agricultural land, as is most of the land in the vicinity. There is an identified need for a residential/nursing facility. The site is a small enclosure of land within the grounds of a former hotel, now used as a nursing home and so unsuitable for agricultural use.</p> <p>SA18 – the site is close to a SAC designated for bats. Lighting must be kept to a minimum and trees and hedge-lines protected for wildlife connectivity. These requirements are included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA19 – the site is visually contained between the A478 and the existing nursing home buildings to the west. There are no known geological issues.</p> <p>SA20 – the site will need to have appropriate design and layout to meet this SA Objective. There are no known archaeological issues at the site.</p> <p>SA21 – there are no known historic environment designations or archaeological issues.</p>
	<p>Overall assessment, potential changes and recommendation</p>	<p>The overall assessment of this site shows positive impacts for achieving a balanced population, supporting health and wellbeing and meeting housing needs.</p> <p>Recommended edits to the Draft Development Sites and Infrastructure SPG 2024 are:</p>

		<p>- Provision of a bus stop and improved pedestrian access across the A478 outside the site.</p>
3.	SSA/135/LDP2/01 North of Bulford Road Bypass, Tiers Cross	<p>SA1 - This allocation will provide specialist accommodation for older persons and persons with learning disabilities, meeting an identified need and will help to support this objective.</p> <p>SA2 – This allocation will provide specialist accommodation for those needing additional support which is an important element of a healthy lifestyle.</p> <p>SA3 – it is not clear if the facility will include educational provision for those with learning disabilities.</p> <p>SA4 – The site is within Tiers Cross which is identified as a Service Village with some services and facilities available. However it is a small village and the catchment for the proposed facility will be a much wider area. There is a limited bus services operating through Tiers Cross linking Dale, Milford Haven and Haverfordwest. It is unlikely to be suitable for use by employees and visitors to this site as it does not provide sufficient frequency or operate after 4.15pm. Given the lack of public transport availability there is unlikely to be opportunity to make improvements. Realistically the site is only accessible by car and so it will not achieve this SA Objective.</p> <p>SA5 - This allocation will provide specialist accommodation for older persons and persons with learning disabilities, meeting an identified need and will help to support this objective.</p> <p>SA6 – The site is in Tiers Cross which is listed as a Service Village. Although the village does not have a shop, the day to day needs of the facility residents will be met within the facility. The development of this site will also provide a facility in its own right.</p> <p>SA7 – the site is not within a Welsh language-sensitive area.</p> <p>SA8 – The development of the facility will provide additional employment opportunities.</p> <p>SA9 – The allocation is unlikely to meet this SA Objective.</p> <p>SA10 – Although the site is within a Service Village, the users of the proposed facility, visitors and employees will be drawn from a much wider area. Whilst there is a limited bus service available, the only realistic option to</p>

		<p>access the site is by car. There is unlikely to be opportunity to make sufficient improvements to the public transport accessibility to the site.</p> <p>SA11 - Although the site is within a Service Village, the users of the proposed facility, visitors and employees will be drawn from a much wider area. Whilst there is a limited bus service available, the only realistic option to access the site is by car. There is unlikely to be opportunity to make sufficient improvements to the public transport accessibility to the site.</p> <p>SA12 - Building additional residential accommodation is likely to result in additional waste being generated. Although the site is within a Service Village, the users of the proposed facility, visitors and employees will be drawn from a much wider area. Whilst there is a limited bus service available, the only realistic option to access the site is by car. There is unlikely to be opportunity to make sufficient improvements to the public transport accessibility to the site.</p> <p>SA13 – This is a greenfield site, however it is a parcel of land situated between existing development to the north and the Bulford Road Bypass to the south. It therefore forms a rounding-off opportunity rather than extending the settlement into the countryside. The extent to which the facility will meet this SA Objective will depend on detailed development matters and operations.</p> <p>SA14 – A water supply can be provided for the site and public sewer and waste water treatment works have capacity to accept the potential foul flows from the development.</p> <p>SA15 – The site is not in a flood risk zone.</p> <p>SA16 – This is a greenfield site with no known contamination issues. The end use of the site should not increase contamination.</p> <p>SA17 – This is a greenfield site. There is no best and most versatile agricultural land within the site.</p> <p>SA18 – The site is in a core habitat area for pollinators and biodiversity enhancement should include planting for pollinators. A buffer to the east of the site is required to ensure that protected species are protected. Boundary planting is required to define the site area, enhance ecological connectivity and protect the amenity of residents. These requirements are included in the Development Sites and Infrastructure SPG 2024.</p>
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		<p>SA19 – There are long distance views from the site to the east, along the Bulford Road Bypass. A buffer is required to the east for protection of protected species and additional landscaping along the eastern boundary of the site will help to mitigate visual impact of the site. There are no known geological issues. These requirements are included in the Development Sites and Infrastructure SPG.</p> <p>SA20 - the site will need to have appropriate design and layout to meet this SA Objective. There are no known archaeological issues at the site.</p> <p>SA21 – there are no known historic environment designations or archaeological issues.</p>
	Overall assessment, potential changes and recommendation	The overall assessment of this site shows positive impacts for achieving a balanced population, supporting health and wellbeing and meeting housing needs.
4.	SSA/088/LDP2/01 Redstone, Narberth	<p>SA1 - SA1 – This allocation will provide accommodation for older persons, meeting an identified need and will help to support this objective.</p> <p>SA2 – The need for additional residential/nursing home accommodation has been identified. Providing appropriate living accommodation for older people is an important element for healthy living.</p> <p>SA3 – There is no relationship between the allocation and this SA Objective.</p> <p>SA4 – The site is adjacent to the route of the 322 bus service operating between Haverfordwest and Carmarthen providing a frequency of service which gives some potential for use by employers and greater potential for use by visitors to the site. A bus stop at or close to the entrance of the site would enhance the potential for use of the service. Narberth train station is not within a convenient walking distance of the site and the bus service does not call at the train station. A modification to the route could achieve this, although it would increase the overall journey times for the bus route which may not be acceptable nor viable. It is possible that trips to the site from within much of Narberth could be made on foot or by bicycle. Appropriate facilities should be included at the site to give good pedestrian access and cycle parking facilities.</p> <p>SA5 - This allocation will provide specialist accommodation for older persons and persons with learning disabilities, meeting an identified need and will help to support this objective.</p>

	<p>SA6 – The development of the site will provide a facility for which there is an identified need. The day to day needs of the residents will be met within the facility. The potential for residents to reach the town centre on foot or by bus will depend on their individual abilities, but there is scope for reaching a good range of facilities and services available in Narberth by these means.</p> <p>SA7 – the site is within a Welsh language-sensitive area and meets an identified need. If new signage is needed, this should be bilingual. This requirement is included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA8 – There will be new employment opportunities arising from the development of this site.</p> <p>SA9 – The allocation is unlikely to meet this SA Objective.</p> <p>SA10 – The site is within Narberth which has a good range of services and facilities and the site is served by a regular bus service linking to Haverfordwest and Carmarthen. There are moderate opportunities for sustainable travel to this site.</p> <p>SA11 - The site is within Narberth which has a good range of services and facilities and the site is served by a regular bus service linking to Haverfordwest and Carmarthen. There are moderate opportunities for sustainable travel to this site.</p> <p>SA12 - Building additional residential accommodation is likely to result in additional waste being generated. The site has opportunities to promote sustainable travel thereby increasing the potential to reduce pollution generated by car use.</p> <p>SA13 - This is a greenfield site. The extent to which the facility will meet this SA Objective will depend on detailed development matters and operations.</p> <p>SA14 – a water supply can be provided for the site. There are no public sewers in close proximity to the site and so private sewerage may be required.</p> <p>SA15 – the site is not in a flood risk zone. SuDS will be required for surface water drainage.</p>
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		<p>SA16 – this is a greenfield site. There are no known contamination issues at the site. The proposed use should not increase the potential for contamination, other than through failure of a private sewage system.</p> <p>SA17 – this is a greenfield site in agricultural use. There is no best and most versatile agricultural land within this site.</p> <p>SA18 – The site is immediately adjacent to core pollinator habitat and planting for pollinators must be included with any landscape enhancements. Existing boundaries, including trees, are to be retained and boundary vegetation must be kept dark. These requirements are included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA19 – The site is visually contained to the north, south and east. There are extensive views from the site towards the west, although any development will be seen within the context of the existing developments to the north and south of the site. Careful design, layout and minimising lighting will help to mitigate against visual impact on the wider landscape. There are no known geological issues at the site.</p> <p>SA20 - the site will need to have appropriate design and layout to meet this SA Objective.</p> <p>SA21 – there are no known historic environment designations or archaeological issues.</p>
	<p>Overall assessment, potential changes and recommendation</p>	<p>The overall assessment of this site shows positive impacts for achieving a balanced population, supporting health and wellbeing and meeting housing needs.</p> <p>Recommend including reference in the Development Sites and Infrastructure SPG 2024 reference to:</p> <ul style="list-style-type: none"> - Requiring a bus stop at or close to the entrance of the site would enhance the potential for use of the service. - Appropriate facilities should be included at the site to give good pedestrian access and cycle parking facilities.

APPENDIX 6: Assessment of Allocations

Contents:

Strategic Employment Provision SP 14
Strategic Employment Sites SP15
Renewable Energy – target and allocations GN 5
Employment Allocations GN 9
Mixed-use GN10
Residential Allocations GN 16
Specialist and Supported Accommodation Allocations GN23

Community Facility Allocations GN 29

Transport Routes and Improvements GN 36
Working of Minerals GN 37
Waste Management Facilities GN 59

Key

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.

?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.
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Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Mitigating negative site-specific impacts

Where development on allocated sites is likely to have adverse impacts, the site allocation policies/supplementary planning guidance of the Local Development Plan would need to include mitigation measures to minimise or obviate those impacts. Many of these refer to the plan's development management policies. These include mitigation measures related to:

Key	Policy Reference	
A.	GN1 (2)	Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.
B.	GN1(4)	Soil Quality: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils
C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.
E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.
G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.

H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk
I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity .. including the special qualities of the Pembrokeshire Coast National Park and neighbouring authorities;
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting
L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.
M.	SP19	Welsh language: Must not have an unacceptable impact on the vitality and viability of the Welsh language and development to be managed sensitively through mitigation and measures to enhance the interests of the Welsh language and culture.

The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

	Allocated Site Reference	Site Name	Area (ha)	Use
1	CF/40/01	Slade Lane, Haverfordwest	5.86	Primary School
2	CF/86/LDP2/1	Milford Haven Secondary School	14.9	Primary and Secondary School

Community Facility Allocations - GN 30 – Summary Table

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
CF/040/01 New Primary School, Slade Lane, Haverfordwest	++	++	++	++	0	++	+	+	+	++	+	+	?	++	0	+/?	-	?	?	+	++
Mitigation				D		D						D/G						C	J		
CF/086/LDP2/1 New Primary and Secondary School at Milford Haven Secondary School Site Milford Haven	++	++	++	++	0	++	+	+	+	+	+	+	?	?	0	+	-	?	+	?	?
Mitigation				D		D						D					B	C	J		

Community Facility Allocations - GN 30 – Full Assessments

<p>All sites</p> <p>SA17 Safeguard soil quality and quantity</p>	<p>The methodology for allocating land has followed a sequential approach which will have limited the extent of agricultural land proposed for development, based on its relationship with other aspects of relevance such as ecological and landscape value and relationship to existing developed areas. Removing the 'best and most versatile' land grades (1 – 3a) would significantly reduce the number and area of sites allocated for development. Mitigation measures may enable sites to be developed more sustainably through the use of planning conditions to ensure that on each relevant site soils are handled, stored and re-used carefully to allow the soil resource to continue to provide these benefits.</p>
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Site Ref and Name	Assessment in relation to SA Objectives
<p>CF/040/01 New Primary School, Slade Lane, Haverfordwest</p> <p>(5.86 ha)</p>	<p>SA 1 This allocation will provide land for development of a new primary school. The latter will become a requirement when a unit's completed threshold is reached on the adjacent Slade Lane housing development. The provision of essential facilities such as the school are an integral part of maintaining a balanced population structure.</p> <p>SA 2 Provision of education facilities is an integral part of health and well-being and the allocation will directly contribute towards this SA Objective.</p> <p>SA 3 The new primary school will directly fulfil this SA Objective.</p> <p>SA 4 The proximity of the new school site to the housing it will serve will reduce the need to travel and provide opportunities to use sustainable modes of transport for the shorter local journeys required by primary school pupils.</p> <p>SA 5 The allocation is for a school building and so does not have a direct relationship with this SA Objective.</p> <p>SA 6 The allocation will provide land for a new primary school to serve the adjacent housing development proposal, therefore directly meeting this SA Objective.</p> <p>SA 7 The site is not within a Welsh Language Sensitive Area.</p> <p>SA 8 Employment opportunities will be available at the new primary school.</p> <p>SA9 Provision of primary education to meet identified needs is a contributor to a sustainable and diverse local economy.</p> <p>SA10 The school is well located and close to the catchment it is intended to serve with opportunities to maximise access on foot and other sustainable means. Careful design can ensure that priority is given to pedestrian, cycle and bus</p>

access, thereby reducing the need to travel. Include these requirements in the Development Sites and Infrastructure SPG 2024.

SA11 The school is well located and close to the catchment it is intended to serve with opportunities to maximise access on foot and other sustainable means. Careful design can ensure that priority is given to pedestrian, cycle and bus access, thereby reducing the need to travel and maintaining air quality.

SA 12 The new school should be developed in a manner that is compatible with the SA Objective. The school is well located and close to the catchment it is intended to serve with opportunities to maximise access on foot and other sustainable means. Careful design can ensure that priority is given to pedestrian, cycle and bus access, thereby reducing the need to travel and resulting pollution. The site is close to a former landfill site and hence there is potential for site contamination to be found. Ground investigations and a risk assessment will be required in conjunction with development. Dependent on the outcome, mitigation may be required. This requirement is included in the Development Sites and Infrastructure SPG 2024.

SA13 The new school should be developed in a way that is compatible with this SA Objective.

SA 14 The new school is not proposed for a site particularly close to major rivers or the coast. The nearest main river is the Western Cleddau. A water supply can be provided and the public sewer is able to accept the potential foul flows from the site. Developer contributions towards improvements of the local wastewater treatments works may be required in conjunction with allocations in the catchment.

SA 15 The site is not within a flood risk zone.

SA 16 The allocation is part of a wider allocation of land for residential development. The close proximity of the proposed school to large housing developments will help to achieve efficient use of land. The site is close to a former landfill site with potential for existing contamination. The outcome of ground investigations will determine if any mitigation is required.

SA 17 This is a greenfield site but part of a larger residential allocation. The majority of the site (65.5%) is Grade 3a agricultural land with 25.8% in Grade 3b and the remainder classified as non-agricultural or urban. The site forms part of the allocated residential provision for Haverfordwest which is a Regional Growth Area. The site is of strategic importance and therefore there is an overriding need for the development. An alternative site of the size required would be difficult to find.

SA 18 There are potential offsite impacts on a Natura 2000 site (Western Cleddau River Corridor). HRA screening may be required at application stage. Trees and hedgerows within and surrounding the site should be retained where possible. Some trees are protected by Tree Preservation Orders. The site is within close proximity to B-Line and planting

	<p>for pollinators should be included. These requirements are included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 19 The site is part of a much larger residential land allocation and will be seen within the context of the wider development. Trees and hedgerows within and surrounding the site should be retained wherever possible. Some of the trees within the hedgerows are protected by Tree Preservation Orders. These requirements are included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 20 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 21 No specific historic features have been identified.</p>
<p>Overall assessment, potential changes and recommendation</p>	<p>The main positive benefit of this allocation in an SA Objectives context will be that it provides educational facilities for primary school-age children to serve the adjacent housing development. There is potential for this to also bring benefits in terms of reducing the need to travel and promoting sustainable travel. There are many other SA Objectives whose requirements should be taken into consideration in conjunction with development of the new school. There are a few SA Objectives that do not relate to the allocation.</p> <p>Careful design can ensure that priority is given to pedestrian, cycle and bus access, thereby reducing the need to travel. Include these requirements in the Development Sites and Infrastructure SPG 2024.</p>
<p>CF/086/LDP2/1 New Primary and Secondary School at Milford Haven Secondary School Site Milford Haven (14.9 ha)</p>	<p>SA1 - The provision of essential facilities such as the school are an integral part of maintaining a balanced population structure.</p> <p>SA2 – Provision of good educational facilities will contribute towards healthy lifestyles.</p> <p>SA3 – The redevelopment of the site to provide a new primary and secondary school within the existing secondary school site will help to achieve this SA Objective.</p> <p>SA4 – The site is adjacent to the current school and within walking and cycling distance of much of Milford Haven. It is also served public transport. The design should incorporate pedestrian priority features and cycle parking provision.</p> <p>SA5 – There is no direct relationship between the allocation and this SA Objective.</p> <p>SA6 – Provision of educational facilities is a key service and the allocation is within a sustainable location with opportunities to promote sustainable and active travel.</p> <p>SA7 – The site is not within the Welsh language-sensitive area but is likely to incorporate bilingual elements in line with Pembrokeshire County Council Welsh language policies.</p>

SA8 – The provision of new schools may provide additional employment opportunities.

SA9 – Educational provision is a contributor towards supporting a sustainable and diverse economy.

SA10 – The allocation site has good access via sustainable and active travel modes which can help to reduce car journeys.

SA11 - The allocation has good access via sustainable and active travel modes which can help to reduce car journeys.

SA12 - The new schools should be developed in a manner that is compatible with the SA Objective. The site is well located within the catchment it is intended to serve with opportunities to maximise access on foot and other sustainable means. Careful design can ensure that priority is given to pedestrian, cycle and bus access, thereby reducing the need to travel and resulting pollution.

SA13 - The proposed schools should be developed in a way that is compatible with this SA Objective

SA14 – The proposed schools should be developed in a way that is compatible with this SA Objective.

SA15 – The site is not in a flood risk zone.

SA16 – This is a part brownfield/ part greenfield site but occupying the site of the existing secondary school, and utilising adjacent undeveloped land. It is bounded to the east and west by existing residential development representing an efficient use of land. Construction and operation of the site will need minimise the risk of any contamination.

SA17 – The majority of the site is already occupied by the existing secondary school. The remaining area is a greenfield site and the majority (91.3%) is categorised as Grade 2 agricultural land. There is no lower grade land available in this area. It is bounded to the east and west by existing residential development. The northern boundary of the site is Thornton Road. The land is therefore unlikely to be suitable for agricultural use.

SA18 – The proposed development must comply with the relevant environmental legislation and policies will be assessed by an ecologist as a statutory consultee.

SA19 – There are extensive views from the site to the north. The development will be contained and seen in the context of the existing residential developments to the east and west of the site. Careful design and layout will minimise any harmful visual impacts.

SA20 – The site will need to be designed to meet the requirements of this SA Objective.

SA21 - The site will need to be designed to meet the requirements of this SA Objective.

<p>Overall assessment, potential changes and recommendation</p>	<p>The main positive benefit of this allocation in an SA Objectives context will be that it provides modern educational facilities for primary and secondary school-age children to serve the local area. There is potential for this to also bring benefits in terms of reducing the need to travel and promoting sustainable travel. There are many other SA Objectives whose requirements should be taken into consideration in conjunction with development of the new schools. There are a few SA Objectives that do not relate to the allocation.</p> <p>The design should incorporate pedestrian priority features and cycle parking provision. There are extensive views from the site to the north. The development will be contained and seen in the context of the existing residential developments to the east and west of the site. Careful design and layout will minimise any harmful visual impacts. Include these requirements in the Development Sites and Infrastructure SPG 2024.</p>
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APPENDIX 6: Assessment of Allocations

Contents:

Gypsy and Traveller Site Allocations GN24

Key

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.
?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.

Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Mitigating negative site-specific impacts

Where development on allocated sites is likely to have adverse impacts, the site allocation policies/supplementary planning guidance of the Local Development Plan would need to include mitigation measures to minimise or obviate those impacts. Many of these refer to the plan's development management policies. These include mitigation measures related to:

Key	Policy Reference	
A.	GN1 (2)	Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.
B.	GN1(4)	Soil Quality: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils
C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.
E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.
G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.
H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk
I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity.
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting
L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.

The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

Site reference	Site Name	Area (ha)	Use
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G/095/LDP2/01	Land to the East of Castle Quarry Gypsy and Traveller Site, Monkton, Pembroke	0.35ha	Gypsy and Traveller Site
GT/003/LDP2/01	Land West of Kingsmoor Common Gypsy and Traveller Site, Begelly	0.58ha	Gypsy and Traveller Site
GT/040/LDP2/01	Land East of Withybush Gypsy and Traveller Site	1.21ha	Gypsy and Traveller Site

Gypsy and Traveller Site Allocations GN24 – Summary Table

Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
G/095/LDP2/01 Land to the East of Castle Quarry Gypsy and Traveller Site, Monkton, Pembroke	+	+	0	+	+	+/-	0	0	+	0	+/-	?	?	?	0	?	-/+	?	++	?	?
Mitigation												G		E		H	B	C			K
GT/003/LDP2/01 Land West of Kingsmoor Common Gypsy and Traveller Site, Begelly	+	+	0	+	+	+/-	0	0	+	0	+/-	?	?	?	?	?	++	?	++	?	+
Mitigation				D		D					D			E	L	H		C			
GT/040/LDP2/01 Land East of Withybush Gypsy and Traveller Site	+	+	0	--	+	-	+	0	+	-	-	?	?	?	0	?	-	?	?	?	+
Mitigation														E		H	B	C	J		

Gypsy and Traveller Site Allocations GN24 – Detailed Assessment.

Site Ref and Name (Area in ha)	Assessment in relation to SA Objectives
<p>Land to the East of Castle Quarry Gypsy and Traveller Site, Monkton, Pembroke</p> <p>G/095/LDP2/01</p> <p>0.35ha</p>	<p>SA 1 The provision of suitable sites for Gypsy and Traveller accommodation will help to achieve this SA objective.</p> <p>SA 2 Provision of housing has beneficial effects for health and wellbeing.</p> <p>SA 3 There is no direct relationship between the policy and this SA Objective.</p> <p>SA 4 The allocated site is adjacent to an existing Gypsy and Traveller site located at the edge of Monkton. Distances to local facilities are approximately 800m to 1km, although footways are available for most of the distance. The route of the 356 bus services providing regular journeys to Pembroke, Pembroke Dock and Milford Haven is within 800m of the site.</p> <p>SA 5 The site will provide land to accommodate appropriate living accommodation for the Gypsy and Traveller community.</p> <p>SA 6 The allocation provides an extension to an existing Gypsy and Traveller site which will contribute to supporting the community. Whilst at the edge of Monkton, the site is some distance from the nearest services and facilities.</p> <p>SA7 The site is not in a Welsh language safeguarding area.</p> <p>SA 8 This is a residential allocation and there is no direct relationship between the policy and this SA Objective.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 The site allocation is small and is likely to have a neutral effect on this SA Objective.</p> <p>SA 11 Having some facilities and services, including a regular bus service within walking distance of the site may help to reduce the need to travel by car, although the relatively long distances are likely to limit this potential.</p> <p>SA 12 Providing land for additional accommodation will generate additional waste. Waste treatment/storage forms a material planning consideration during the construction and end use of the site. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 The sewerage network will require extension into this site. Pembroke Dock WWTW has limited capacity and may require improvements to accommodate the foul drainage from this site. This will be funded through Dwr Cymru's Asset Management Plan or potentially earlier through developer contributions.</p>

	<p>SA 15 The site is not in a flood risk area.</p> <p>SA 16 The site is on or forms part of a site that has historically had a potentially contaminative use. Investigations may be required to establish risk posed to end users.</p> <p>SA 17 One third of the site is classified as Grade 2 agricultural land and the remainder as Grade 3b. This is an extension to an existing site and land is heavily constrained by the Daugleddau Estuary to the north, woodland and other best value agricultural land to the south. The Grade 2 land lies on the northern fringe of the site and could potentially be protected from development, although it would be poorly related to other best value agricultural land in the area.</p> <p>SA 18 The site is close to Pembrokeshire Marine SAC and a HRA is likely to be required. There is a high level of ecological interest within close proximity of the site for bats and otters and an ecological survey will be required.</p> <p>SA 19 There are no known geological constraints at the site and it appears to be visually well-contained and unlikely to impact negatively on the landscape.</p> <p>SA 20 The layout and design of the site is likely to match that of the existing adjacent Gypsy and Traveller site. The site is physically and visually isolated from other built areas.</p> <p>SA 21 The proximity of the site and impact upon the setting of Pembroke Castle Scheduled Ancient Monument will need to be considered, but the proximity of the site to the existing Gypsy and Traveller site and the low-rise nature of the buildings is likely to make it acceptable.</p>
<p>Overall assessment, potential changes and recommendation</p>	<p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing new accommodation for the Gypsy and Traveller community. The site has opportunities to utilise active and sustainable travel to reach a wide range of services and facilities, although the walking distance from the site is likely to limit the appeal. The lack of capacity at Pembroke Dock WWTW may impact on delivery of the site without investment from Dwr Cymru. Proximity of the site to the Marine SAC and Pembroke Castle SAM and known biodiversity requirements will require particular attention.</p> <p>In the Site Development and Infrastructure SPG recommend:</p> <ul style="list-style-type: none"> - including reference to Policy GN1 (4) Soil Quality
<p>Land West of Kingsmoor Common Gypsy and Traveller Site, Begelly</p> <p>GT/003/LDP2/01</p>	<p>SA 1 The provision of suitable sites for Gypsy and Traveller accommodation will help to achieve this SA objective.</p> <p>SA 2 Provision of housing has beneficial effects for health and wellbeing.</p> <p>SA 3 There is no direct relationship between the policy and this SA Objective.</p> <p>SA4: The site is located to the south of Begelly with access from the A477. There is a footway from the entrance to the site towards Begelly and Kilgetty where there are a range of facilities available. The walking distance from the site to the main facilities is approximately 800m with need cross a busy road close to a major roundabout. A safe means of crossing the road or</p>

(0.58ha)	<p>extending the footway further north towards Begelly would considerably improve the opportunity for active travel journeys to and from the site. A regular bus service runs past the entrance to the site, but without a dedicated stop at the site entrance.</p> <p>SA 5 The site will provide land to accommodate appropriate living accommodation for the Gypsy and Traveller community.</p> <p>SA6: The allocation provides an extension to an existing Gypsy and Traveller site which will contribute to supporting the community. Whilst the site is within walking distance of facilities and services, including a regular bus service, at Kilgetty and Begelly, the route currently requires the crossing of a busy road close to a large roundabout which is likely to limit its useability.</p> <p>SA 8 This is a residential allocation and there is no direct relationship between the policy and this SA Objective.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 The site allocation is small and is likely to have a neutral effect on this SA Objective.</p> <p>SA 11 Having some facilities and services, including a regular bus service within walking distance of the site may help to reduce the need to travel by car, although there are limitations on active and sustainable travel opportunities.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA15: The allocated site is not in a flood risk zone. There is, however, a Zone 3 fluvial flood zone immediately adjacent to the northern boundary of the site. There is also some surface water flooding within the north-eastern area of the site. The use of SuDS will be required to ensure that surface water flooding is not increased or displaced elsewhere. NRW will need to be contacted regarding potential defences required to protect the site from the flood risk area to the north.</p> <p>SA16: Development of this site will need to meet the requirements of this SA Objective.</p> <p>SA17: There is no best or most versatile agricultural land within the site.</p> <p>SA18 The proposed development must comply with the relevant environmental legislation and policies and will be assessed by an ecologist as a statutory consultee.</p> <p>SA19: The site is visually contained by existing vegetation and will have little or no impact on the landscape.</p> <p>SA 20 The layout and design of the site is likely to match that of the existing adjacent Gypsy and Traveller site. The site is physically and visually isolated from other built areas.</p>
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	SA21 There are no historic designations near to the site.
Overall assessment, potential changes and recommendation	<p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing land to accommodate appropriate accommodation for the gypsy and traveller community. The site is visually well contained. Issues relate to flood risk immediately adjacent to the site. Improvements are required outside of the site to achieve better active and sustainable travel options to and from the site.</p> <p>In the Site Development and Infrastructure SPG recommend:</p> <ul style="list-style-type: none"> - Reference to GN1 (6) Sustainable Transport - Reference to GN1 (8) Flooding -
<p>Land East of Witybush Gypsy and Traveller Site</p> <p>GT/040/LDP2/01</p> <p>(1.21ha)</p>	<p>SA 1 The provision of suitable sites for Gypsy and Traveller accommodation will help to achieve this SA objective.</p> <p>SA 2 Provision of housing has beneficial effects for health and wellbeing.</p> <p>SA 3 There is no direct relationship between the policy and this SA Objective.</p> <p>SA4 The site is located in the countryside. The T5 bus services operates along the A40 trunk road, but there is no footway linking the site to this route, approximately 650m from the site. There is no dedicated bus stop or pedestrian road crossing facilities at the junction of the A40 with the county road which accesses the allocated site. Car journeys will be required for almost all journeys to and from this site. The cost of providing better active and sustainable access is highly likely to be unviable.</p> <p>SA 5 The site will provide land to accommodate appropriate living accommodation for the Gypsy and Traveller community.</p> <p>SA6 The allocation provides an extension to an existing Gypsy and Traveller site which will contribute to supporting the community. The site is remote from services and facilities and there is little or no scope of improving active and sustainable travel opportunities to and from this site.</p> <p>SA7 The site is within a Welsh language sensitive area and care will be taken to ensure that the Welsh language is protected and enhanced.</p> <p>SA8 SA 8 This is a residential allocation and there is no direct relationship between the policy and this SA Objective.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA10 The site is remote from services and facilities and there is little or no scope of improving active and sustainable travel opportunities to and from this site.</p> <p>SA11 The site is remote from services and facilities and there is little or no scope of improving active and sustainable travel opportunities to and from this site.</p>

	<p>SA12 Providing land for additional accommodation will generate additional waste. Waste treatment/storage forms a material planning consideration during the construction and end use of the site.</p> <p>SA 13 New activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA15 The site is not in a flood risk area.</p> <p>SA16: Development of this site will need to meet the requirements of this SA Objective.</p> <p>SA17 The Welsh Government Predictive Agricultural Land Classification Map show that the site is a mix of Grade 3a and 3b agricultural land. The Grade 3 land is to the east of the site.</p> <p>SA18 The proposed development must comply with the relevant environmental legislation and policies and will be assessed by an ecologist as a statutory consultee.</p> <p>SA19 The site is adjacent to an existing gypsy and traveller site but is an isolated development in the countryside. The allocation extends into part of a large agricultural field. To the north, east and west the topography and vegetation limit the visual impact in the landscape. There are more exposed views across the airfield to the south.</p> <p>SA 20 The layout and design of the site is likely to match that of the existing adjacent Gypsy and Traveller site. The site is physically and visually isolated from other built areas.</p> <p>SA21 There are no historic designations close to the site.</p>
Overall assessment, potential changes and recommendation	Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing land to accommodate appropriate accommodation for the gypsy and traveller community.

APPENDIX 6a: Assessment of Allocations

Contents:

Gypsy and Traveller Site Allocation GN24

Key

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Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Mitigating negative site-specific impacts

Where development on allocated sites is likely to have adverse impacts, the site allocation policies/supplementary planning guidance of the Local Development Plan would need to include mitigation measures to minimise or obviate those impacts. Many of these refer to the plan’s development management policies. These include mitigation measures related to:

Key	Policy Reference	
A.	GN1 (2)	Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.
B.	GN1(4)	Soil Quality: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils
C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.
E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.
G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.
H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk
I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity.
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting
L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.

The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

Site reference	Site Name	Area (ha)	Use
TBC	Adjacent to Monkton Playing Fields Pembroke	2.43	Gypsy and Traveller Accommodation

Gypsy and Traveller Site Allocation GN24 – Annex to Summary Table

Monkton Playing Fields Pembroke GT/095/LDP2/2	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
GT/095/LDP2/2	+	+	0	++	+	++	0	0	+	+	+	?	?	?	0	?	-/+	?	+	?	?
Mitigation												G		E	H		B	C	J		K

Gypsy and Traveller Site Allocations GN24 – Annex to Detailed Assessment.

<p>All sites</p> <p>SA17 Safeguard soil quality and quantity</p>	<p>The methodology for allocating land has followed a sequential approach which will have limited the extent of agricultural land proposed for development, based on its relationship with other aspects of relevance such as ecological and landscape value and relationship to existing developed areas. Removing the 'best and most versatile' land grades (1 – 3a) would significantly reduce the number and area of sites allocated for development. Mitigation measures may enable sites to be developed more sustainably through the use of planning conditions to ensure that on each relevant site soils are handled, stored and re-used carefully to allow the soil resource to continue to provide these benefits.</p>
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<p>Adjacent to Monkton Playing Fields</p> <p>Pembroke</p> <p>(2.43ha)</p>	<p>Assessment in relation to SA Objectives</p>
	<p>SA 1 The provision of suitable sites for Gypsy and Traveller accommodation will help to achieve this SA objective.</p> <p>SA 2 Provision of housing has beneficial effects for health and wellbeing.</p> <p>SA 3 There is no direct relationship between the policy and this SA Objective.</p> <p>SA 4 The allocated site at the edge of Monkton and within walking distance of facilities and services there. The route of the 356 bus services providing regular journeys to Pembroke, Pembroke Dock and Milford Haven is close to the site.</p> <p>SA 5 The site will provide land to accommodate appropriate living accommodation for the Gypsy and Traveller community.</p> <p>SA 6 The allocation provides a Gypsy and Traveller site which will contribute to supporting the community. The site is well located close to services and facilities.</p> <p>SA7 The site is not in a Welsh language safeguarding area.</p> <p>SA 8 This is a residential allocation and there is no direct relationship between the policy and this SA Objective.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p>

SA 10 The proximity of the site to a range of services and facilities and access to public transport will assist in reducing the need to travel which will contribute towards this SA Objective.

SA 11 The proximity of the site to a range of services and facilities and access to public transport will assist in reducing the need to travel which will contribute towards this SA Objective.

SA 12 Providing land for additional accommodation will generate additional waste. Waste treatment/storage forms a material planning consideration during the construction and end use of the site. Future development should seek to ensure that there is no significant adverse impact on water quality.

SA 13 New activities at the site will be expected to meet the expectations of the SA Objective.

SA 14 The sewerage network will require extension into this site. Pembroke Dock WWTW has limited capacity and may require improvements to accommodate the foul drainage from this site. This will be funded through Dwr Cymru's Asset Management Plan or potentially earlier through developer contributions.

SA 15 The site is not in a flood risk area. The use of SUDS is required to avoid worsening of surface water flooding on nearby land.

SA 16 There is no known contamination at the site, although adjacent land is contaminated. Further investigation will be required.

SA 17 Approximately half of the land is Grade 2 Agricultural Land. It is at the northern half of the site. It would not be possible to utilise the remainder of the site as it is accessed from the north. Land to the east and west of the site is also largely Grade 2 land. No other alternative, deliverable sites are available.

SA 18 Likely to be ecological interest in the boundary trees and hedges. Further assessment is required.

SA 19 There are no known geological constraints at the site. The site is on land slightly elevated in comparison with the housing estate to the north and so boundary trees and hedges will need to be retained and enhanced where possible.

SA 20 The layout and design of the site will need to respect neighbouring uses, including existing residential areas and a cemetery.

SA 21 The proximity of the site and impact upon the setting of Pembroke Castle Scheduled Ancient Monument will need to be considered, but the proximity of the site to the existing Gypsy and Traveller site and the low-rise nature of the buildings is likely to make it acceptable.

<p>Overall assessment, potential changes and recommendation</p>	<p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing new accommodation for the Gypsy and Traveller community. The site has opportunities to utilise active and sustainable travel to reach a wide range of services and facilities. The lack of capacity at Pembroke Dock WWTW may impact on delivery of the site without investment from Dwr Cymru. Further investigation of ecological interest and potential for contamination are required. Proximity to a Scheduled Ancient Monument and Marine SAC is noted, although the site is unlikely to impact on either of these aspects.</p> <p>In the Site Development and Infrastructure SPG recommend:</p> <ul style="list-style-type: none">- including reference to Policy GN1 (4) Soil Quality
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APPENDIX 6: Assessment of Allocations

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Transport Routes and Improvements GN 36

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Waste Management Facilities GN 59

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C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.

E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.
G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.
H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk
I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity .. including the special qualities of the Pembrokeshire Coast National Park and neighbouring authorities;
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting
L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.
M.	SP19	Welsh language: Must not have an unacceptable impact on the vitality and viability of the Welsh language and development to be managed sensitively through mitigation and measures to enhance the interests of the Welsh language and culture.

The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

Site Reference	Scheme Type	Scheme Name	Location
TS/LDP2/03	Road and Footpath	Well Hill Improvement	Well Hill, Pembroke
TS/LDP2/04	Public transport interchange	Milford Haven Public Transport Interchange	Milford Haven Train Station

TS/LDP2/05	Public transport interchange	Haverfordwest Bus and Rail Interchange	Haverfordwest Train Station
TS/LDP2/08	Public transport interchange	Haverfordwest Bus and Rail Interchange	Haverfordwest Bus Station

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
1.	TS/LDP2/03 Well Hill Improvement	0	+	0	+	0	+	0	0	0	+/?	+/?	+/?	?	?	?	?	?	?	++	+	+
	Mitigation														E,L	H,L	L	L	C		K	K

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
2.	TS/LDP2/04 Milford Haven Public Transport Interchange	0	+	0	++	0	++	0	+	+	+	+	?/+	?	?	?	?	?	?	++	+	+
	Mitigation														E	H,L			C		K	K
3.	TS/LDP2/05 Haverfordwest Bus and Rail Interchange (Train Station)	0	+	0	++	0	++	+	++	+	+	+	?/+	?	?	?	?	?	?	++	?	?
	Mitigation							M					G/L		G/L	G/L	G		C			
4.	TS/LDP2/08 Haverfordwest Bus and Rail Interchange (Bus Station)	0	+	0	++	0	++	+	++	+	+	+	?/+	?	?	?	?	?	?	++	?	?
	Mitigation							M					G/L		E/L	H/L	L	L	C			K

Transport Routes and Improvements GN36 – Full Assessments

1.	<p>TS/LDP2/03</p> <p>Well Hill Improvement</p>	<p>SA1 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA2 – The scheme includes footpath improvements which may help with active travel choices which can contribute towards a healthy lifestyle.</p> <p>SA3 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA4 - The scheme includes footpath improvements which may help with active travel choices and help to meet this SA Objective.</p> <p>SA5 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA6 – The improvements proposed are to the road and footpath at the edge of the town centre and close to Pembroke Primary School. They should assist in improving accessibility a wide range of services and facilities in the town.</p> <p>SA7 – The scheme is not within a Welsh language-sensitive area.</p> <p>SA8 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA9 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA10 – The improvements proposed are to the road and footpath at the edge of the town centre and close to Pembroke Primary School. The footpath improvements may encourage more active travel, especially linked to the school, although the road improvements may also encourage greater traffic movements.</p> <p>SA11 - The improvements proposed are to the road and footpath at the edge of the town centre and close to Pembroke Primary School. They should assist in improving accessibility a wide range of services and facilities in the town.</p> <p>SA12 - The construction of the scheme will need to encapsulate sustainable design principles to meet this SA Objective. The improvements proposed are to the road and footpath at the edge of the town centre and close to</p>
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		<p>Pembroke Primary School. The footpath improvements may encourage more active travel, especially linked to the school, although the road improvements may also encourage greater traffic movements.</p> <p>SA13 - The construction of the scheme will need to encapsulate sustainable design principles to meet this SA Objective.</p> <p>SA14 – Much of the proposed scheme is within a Zone 3 flood risk area. Design and construction of the scheme will need to ensure that water quality is protected.</p> <p>SA15 - Much of the proposed scheme is within a Zone 3 flood risk area. Design and construction of the scheme will need to ensure that water quality is protected and that the flood risk is not exacerbated within the site nor elsewhere.</p> <p>SA16 – The site is existing developed land in Pembroke town. The construction and operation of the scheme will need to ensure that any existing contamination is contained and if possible reduced, particularly as much of the site is liable to significant flood risk.</p> <p>SA17 - The site is existing developed land in Pembroke town. There is no best and most versatile agricultural land within the safeguarded area. The construction and operation of the scheme will need to ensure that any existing contamination is contained and if possible reduced, particularly as much of the site is liable to significant flood risk.</p> <p>SA18 – all schemes must comply with the relevant environmental legislation and policies and will be assessed by an ecologist as a statutory consultee.</p> <p>SA19 – This is a brownfield site in Pembroke Town. The scheme will not have an impact on the wider landscape.</p> <p>SA20 – The site is partially within Pembroke Conservation Area and the scheme will need to be designed accordingly.</p> <p>SA21 - The site is partially within Pembroke Conservation Area and the scheme will need to be designed accordingly.</p>
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	<p>Overall assessment, potential changes and recommendation</p>	<p>The allocation scores well in terms supporting health and recreation, improving sustainable transport, promoting a cohesive community and fits well within the landscape.</p> <p>It is recommended that the Development Sites and Infrastructure SPG 2024 includes reference to the need to consider:</p> <ul style="list-style-type: none"> - that any existing contamination is contained and if possible reduced, particularly as much of the site is liable to significant flood risk. - the protection of water quality. - designing the scheme to be in keeping with the Pembroke Conservation Area.
<p>2.</p>	<p>TS/LDP2/04</p> <p>Milford Haven Public Transport Interchange</p>	<p>SA1 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA2 – The scheme is intended to improve access, including pedestrian access between the train station and Havens Head Retail Park. Improved access to public transport may result in increased use of sustainable and active travel modes which will contribute to health and well-being.</p> <p>SA3 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA4 – The scheme directly contributes and meets this SA Objective.</p> <p>SA5 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA6 – The scheme will help to improve access, including pedestrian access between the train/bus interchange and the adjacent retail park which includes several grocery stores and a chemist/pharmacy.</p> <p>SA7 – The scheme is not within the Welsh language-sensitive area.</p> <p>SA8 – There may be employment opportunities during the construction phase of the scheme. Improved access to the retail park by sustainable and active travel modes will improve accessibility for potential employees.</p>

	<p>SA9 - There may be employment opportunities during the construction phase of the scheme. Improved access to the retail park by sustainable and active travel modes will improve accessibility for potential employees.</p> <p>SA10 - The scheme is intended to improve access, including pedestrian access between the train station and Havens Head Retail Park. Improved access to public transport may result in increased use of sustainable and active travel modes thereby reducing the number of car journeys made.</p> <p>SA11 - The scheme is intended to improve access, including pedestrian access between the train station and Havens Head Retail Park. Improved access to public transport may result in increased use of sustainable and active travel modes thereby reducing the number of car journeys made.</p> <p>SA12 – The construction of the scheme will need to encapsulate sustainable design principles to meet this SA Objective. Once constructed, the scheme is intended to improve access, including pedestrian access between the train station and Havens Head Retail Park. Improved access to public transport may result in increased use of sustainable and active travel modes thereby reducing the number of car journeys made.</p> <p>SA13 - The construction of the scheme will need to encapsulate sustainable design principles to meet this SA Objective.</p> <p>SA14 – the site is on made up land which one formed Haven's Head inlet. Construction and end use of the scheme will need to ensure that water quality is protected.</p> <p>SA15 – Some of the land within the safeguarded area is within a flood risk zone. The scheme will need to ensure that the flood risk is not increased within the safeguarded area nor as a consequence outside of the scheme area.</p> <p>SA16 – This is a brownfield site. Contamination is likely to be present due to presence of the railway line. The extent to which any existing contamination can be cleared is unknown. Construction of the scheme should ensure that existing contamination is contained and not increased further.</p> <p>SA17 – This is a brownfield site within a town centre. There is no best and most versatile agricultural land within the safeguarded area. Any existing contamination will need to be contained and managed.</p>
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		<p>SA18 – all schemes must comply with the relevant environmental legislation and policies and will be assessed by an ecologist as a statutory consultee.</p> <p>SA19 – This is a brownfield site in a town centre. The scheme will be seen in the context of the existing railway station, retail park and local road network.</p> <p>SA20 – there are opportunities to enhance the local area.</p> <p>SA21 – The site is close to Milford Haven Conservation Area which will need to be taken into consideration through the design of the scheme.</p>
	<p>Overall assessment, potential changes and recommendation</p>	<p>The allocation scores well in terms supporting health and recreation, improving sustainable transport, promoting a cohesive community, supporting employment opportunities and not adversely affecting its landscape setting.</p> <p>It is recommended that the Development Sites and Infrastructure SPG 2024 includes reference to the need to consider:</p> <ul style="list-style-type: none"> - the site is on made up land which one formed Haven’s Head inlet. Construction and end use of the scheme will need to ensure that water quality is protected. - Some of the land within the safeguarded area is within a flood risk zone. The scheme will need to ensure that the flood risk is not increased within the safeguarded area nor as a consequence outside of the scheme area. - Contamination is likely to be present due to presence of the railway line. The extent to which any existing contamination can be cleared is unknown. Construction of the scheme should ensure that existing contamination is contained and not increased further. <p>that any existing contamination is contained and if possible reduced, particularly as much of the site is liable to significant flood risk.</p> <ul style="list-style-type: none"> - the protection of water quality.

		<p>- designing the scheme to be in keeping with the Milford Haven Conservation Area.</p>
<p>3.</p>	<p>TS/LDP2/05 Haverfordwest Bus and Rail Interchange (Train Station)</p>	<p>SA1 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA2 - The scheme is intended to promote sustainable and active travel both of which can contribute towards healthy lifestyles.</p> <p>SA3 - There is no direct relationship between the scheme and this SA Objective.</p> <p>SA4 – The scheme will directly contribute towards this SA Objective.</p> <p>SA5 - There is no direct relationship between the scheme and this SA Objective.</p> <p>SA6 – The scheme will ease use of public transport and improve pedestrian and cycle links from the station to the town centre therefore helping to achieve this SA Objective.</p> <p>SA7 - The site is within the identified Welsh language-sensitive area and the scheme will need to be designed to ensure bilingual signage is provided.</p> <p>SA8 - There may be opportunities for additional employment during the construction phase of this scheme. It is intended to improve accessibility to and from Haverfordwest town centre, especially by sustainable and active travel modes and therefore will help to meet this SA Objective.</p> <p>SA9 - The scheme is intended to improve accessibility to and from Haverfordwest town centre, especially by sustainable and active travel modes and therefore will help to meet this SA Objective.</p> <p>SA10 - The scheme will promote use of sustainable and active travel with potential to reduce car use and so contributing towards this SA Objective.</p> <p>SA11 - The scheme will promote use of sustainable and active travel with potential to reduce car use and so contributing towards this SA Objective.</p>

	<p>SA12 - The construction of the scheme will need to encapsulate sustainable design principles to meet this SA Objective. The scheme will promote use of sustainable and active travel with potential to reduce car use and so contributing towards this SA Objective.</p> <p>SA13 - The construction of the scheme will need to encapsulate sustainable design principles to meet this SA Objective.</p> <p>SA14 – The scheme is outside of but close to a flood risk zone. The design and operation of the scheme will need to ensure that flood risk is not increased within or outside of the site.</p> <p>SA15 - The scheme is outside of but close to a flood risk zone. The design and operation of the scheme will need to ensure that flood risk is not increased within or outside of the site.</p> <p>SA16 - The scheme is outside of but close to a flood risk zone. The design and operation of the scheme will need to ensure that flood risk is not increased within or outside of the site.</p> <p>SA17 - The site is a brownfield site within Haverfordwest town centre. The design and operation of the scheme will need to ensure that any existing contamination is removed if possible, or contained and that no additional contamination is created.</p> <p>SA18 – all schemes must comply with the relevant environmental legislation and policies and will be assessed by an ecologist as a statutory consultee.</p> <p>SA19 - The site is a brownfield site within Haverfordwest town centre and will be seen within that context. There will be no impact on the wider landscape as the site is visually contained within the urban context.</p> <p>SA20 – The design of the scheme will need to complement and if possible enhance the train station area.</p> <p>SA21 – The design of the scheme will need to complement and if possible enhance the train station area.</p>
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	<p>Overall assessment, potential changes and recommendation</p>	<p>The allocation scores well in terms supporting health and recreation, improving sustainable transport, promoting a cohesive community, supporting employment opportunities and not adversely affecting its landscape setting.</p> <p>It is recommended that the Development Sites and Infrastructure SPG 2024 includes reference to the need to consider:</p> <ul style="list-style-type: none"> - The site is within the identified Welsh language-sensitive area and the scheme will need to be designed to ensure bilingual signage is provided. -The scheme is outside of but close to a flood risk zone. The design and operation of the scheme will need to ensure that flood risk is not increased within or outside of the site. -The site is a brownfield site within Haverfordwest town centre. The design and operation of the scheme will need to ensure that any existing contamination is removed if possible, or contained and that no additional contamination is created.
<p>4.</p>	<p>TS/LDP2/08</p> <p>Haverfordwest Bus and Rail Interchange (Bus Station)</p>	<p>SA1 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA2 – The scheme is intended to promote sustainable and active travel both of which can contribute towards healthy lifestyles.</p> <p>SA3 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA4 – The scheme will contribute significantly and directly towards this SA Objective.</p> <p>SA5 – There is no direct relationship between the scheme and this SA Objective.</p> <p>SA6 – The scheme will make significant improvements to accessing the facilities and services available in Haverfordwest and public transport links to much of Pembrokeshire.</p> <p>SA7 – The site is within the identified Welsh language-sensitive area and the scheme will need to be designed to ensure bilingual signage is provided.</p>

	<p>SA8 – There may be opportunities for additional employment during the construction phase of this scheme. It is intended to improve accessibility to and from Haverfordwest town centre, especially by sustainable and active travel modes and therefore will help to meet this SA Objective.</p> <p>SA9 – The scheme is intended to improve accessibility to and from Haverfordwest town centre, especially by sustainable and active travel modes and therefore will help to meet this SA Objective.</p> <p>SA10 – The scheme will promote use of sustainable and active travel with potential to reduce car use and so contributing towards this SA Objective.</p> <p>SA11 - The scheme will promote use of sustainable and active travel with potential to reduce car use and so contributing towards this SA Objective.</p> <p>SA12 - The construction of the scheme will need to encapsulate sustainable design principles to meet this SA Objective. The scheme will promote use of sustainable and active travel with potential to reduce car use and so contributing towards this SA Objective.</p> <p>SA13 - The construction of the scheme will need to encapsulate sustainable design principles to meet this SA Objective.</p> <p>SA14 – The site is within a Zone 3 flood risk area. The scheme will need to be designed, constructed and operated in such a way to protect water quality.</p> <p>SA15 – The site is within a Zone 3 flood risk area. The design and operation of the scheme will need to ensure that flood risk is not increased within or outside of the site.</p> <p>SA16 – The site is a brownfield site within Haverfordwest town centre. The design and operation of the scheme will need to ensure that any existing contamination is removed if possible, or contained and that no additional contamination is created. This is particularly relevant with regards to water quality as the site is within a flood risk zone.</p> <p>SA17 - The site is a brownfield site within Haverfordwest town centre. The design and operation of the scheme will need to ensure that any existing contamination is removed if possible, or contained and that no additional</p>
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		<p>contamination is created. This is particularly relevant with regards to water quality as the site is within a flood risk zone.</p> <p>SA18 – all schemes must comply with the relevant environmental legislation and policies and will be assessed by an ecologist as a statutory consultee.</p> <p>SA19 – The site is a brownfield site within Haverfordwest town centre and will be seen within that context. There will be no impact on the wider landscape as the site is visually contained within the urban context.</p> <p>SA20 – The site is within Haverfordwest Conservation Area and will need to be designed accordingly.</p> <p>SA21 - The site is within Haverfordwest Conservation Area with several Listed Buildings in close proximity to the site boundaries. It is also within 200m of Haverfordwest Castle which is a Scheduled Ancient Monument, and will need to be designed to ensure that it does not adversely impact on and if possible enhance these features.</p>
	<p>Overall assessment, potential changes and recommendation</p>	<p>The allocation scores well in terms supporting health and recreation, improving sustainable transport, promoting a cohesive community, supporting employment opportunities, and not adversely affecting its landscape setting.</p> <p>It is recommended that the Development Sites and Infrastructure SPG 2024 includes reference to the need to consider:</p> <ul style="list-style-type: none"> – The site is within a Zone 3 flood risk area. The scheme will need to be designed, constructed and operated in such a way to protect water quality. – The site is within a Zone 3 flood risk area. The design and operation of the scheme will need to ensure that flood risk is not increased within or outside of the site. – The site is a brownfield site within Haverfordwest town centre. The design and operation of the scheme will need to ensure that any existing contamination is removed if possible, or contained and that no additional contamination is created. This is particularly relevant with regards to water quality as the site is within a flood risk zone. - The site is within Haverfordwest Conservation Area with several Listed Buildings in close proximity to the site boundaries.. It is also within 200m of Haverfordwest Castle which is a Scheduled Ancient Monument, and will need to be designed to ensure that it does not adversely impact on and if possible enhance these features.

APPENDIX 6: Assessment of Allocations

Contents:

Strategic Employment Provision SP 14
 Strategic Employment Sites SP15
 Renewable Energy – target and allocations GN 5
 Employment Allocations GN 9
 Mixed-use GN10
 Residential Allocations GN 16
 Specialist and Supported Accommodation Allocations GN23
 Community Facility Allocations GN 29
 Transport Routes and Improvements GN 36

Working of Minerals GN 37

Waste Management Facilities GN 59

Key

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objective.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objective.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.

?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion.
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Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Mitigating negative site-specific impacts

Where development on allocated sites is likely to have adverse impacts, the site allocation policies/supplementary planning guidance of the Local Development Plan would need to include mitigation measures to minimise or obviate those impacts. Many of these refer to the plan's development management policies. These include mitigation measures related to:

Key	Policy Reference	
A.	GN1 (2)	Local Amenity: It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels.
B.	GN1(4)	Soil Quality: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils
C.	GN(5)	Biodiversity: It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
D.	GN1(6)	Sustainable Transport: It will incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.
E.	GN1(9)	Water Quality: It would not have a significant adverse impact on water quality (see also policy GN 47);
F.	GN1(10)	Light Pollution: Any proposal with significant light pollution potential must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible.
G.	GN1(11)	Waste and Pollution: It minimises the generation of waste during implementation and manages any waste generated.

H.	GN1(12)	Health and Safety: It would not cause or result in unacceptable harm to health and safety, including through flood risk
I.	GN2	Sustainable Design
J.	GN1(3)	Landscape: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity.
K.	GN28	Historic Environment: Development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets and their setting
L.	GN1(8)	Flooding: It would not cause or result in unacceptable harm to health and safety, including through flood risk.

The mitigation measure is listed where relevant for each site below. Where issues are already adequately addressed in the Draft LDP2 Development Sites and Infrastructure Supplementary Planning Guidance 2024 no further recommendation is required on this issue. Where additional measures need to be included in the Guidance these are recommended at the end of each site appraisal.

Working of Minerals – GN 31 – Summary Table

Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
MN/000/LDP2/001 Trefigin Quarry extension	0	-	0	-	++	++	++	++	++	-	-	?	-	?	?	?	-	-	-	-	?
Mitigation		A/H/F									A						B	C	J		

Working of Minerals – GN 31 – Full Assessments

<p>All sites</p> <p>SA17 Safeguard soil quality and quantity</p>	<p>The methodology for allocating land has followed a sequential approach which will have limited the extent of agricultural land proposed for development, based on its relationship with other aspects of relevance such as ecological and landscape value and relationship to existing developed areas. Removing the ‘best and most versatile’ land grades (1 – 3a) would significantly reduce the number and area of sites allocated for development. Mitigation measures may enable sites to be developed more sustainably through the use of planning conditions to ensure that on each relevant site soils are handled, stored and re-used carefully to allow the soil resource to continue to provide these benefits.</p>
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Site Ref and Name	Assessment in relation to SA Objectives
<p>Trefigin Quarry extension</p> <p>MN/000/LDP2/001</p> <p>(9.3 ha)</p>	<p>SA2 It would be beneficial to include reference to the protection of local amenity. There is the potential for impacts from dust, noise, blasting, visual intrusion and light in the local area. Adequate mitigation of the impacts must be incorporated into proposals for site operations.</p> <p>SA 4 Transportation of materials from mineral working sites is an important issue and should be undertaken in the most sustainable manner possible. The identification of minerals sites in the Plan area is partly in response to need to provide minerals in proximity to where they are needed. It would be beneficial to consider whether there is an opportunity to consider the number of daily haulage movements per day on local roads.</p> <p>SA 5 Provision of new housing, including affordable housing, is dependent on the supply of the minerals to facilitate its construction. Terrestrial sand and gravel is in short supply in SW Wales and this allocation has the potential to address this issue.</p> <p>SA 6 Provision of new housing, including affordable housing, is dependent on the supply of the minerals to facilitate its construction. New housing is an element of the building of safe, vibrant and cohesive communities.</p> <p>SA 7 This proposal would potentially bring economic benefits and jobs to a part of the County in which the Welsh language and culture has a strong presence.</p> <p>SA 8 This allocation will potentially safeguard jobs at the existing quarry over a longer time period.</p> <p>SA 9 This allocation will help to support a sustainable and diverse local economy.</p> <p>SA10 HGV movements and the energy requirements for minerals processing on site will generate greenhouse gas emissions. Consideration to the appropriateness of including a condition to ensure that HGV movements are controlled to insure no greater increases of greenhouse gas emissions has been suggested. However, at Trefigin, the site operator is proposing to keep annual production levels steady and will use the existing access arrangements at the quarry. To</p>

Site Ref and Name	Assessment in relation to SA Objectives
	<p>note that the current operation is based in the National Park. It is not anticipated that the vehicle movements will vary in frequency, but the quarry extension (out of the NP and into PCC's planning area) will allow production to run for a longer period.</p> <p>SA11 The use of a minerals site is likely to impact on air quality. A reduction in distance lorries have to travel is beneficial. Consideration of air quality in association with the development would be beneficial – A reference to local amenity considerations should be included.</p> <p>SA 12 There is no current quarrying of minerals on this site. Future quarrying of minerals on the allocated site would be expected to be carried out in a manner that meets the requirements of this SA Objective.</p> <p>SA 13 There is no current quarrying of minerals on this site. By facilitating the extraction of primary aggregates, the allocation is exploiting a non-renewable resource, which cannot be considered sustainable. The impact of this proposal on the water table and on private water supplies to nearby properties and agricultural / forestry operations will need to be assessed and mitigated. This requirement is included in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 14 This allocation is not particularly close to any major river or the coast. Nonetheless, any future quarrying of minerals on the allocated site would be expected to meet the requirements of this SA Objective.</p> <p>SA 15 This allocation is not particularly close to any major river or the coast. Nonetheless, any future quarrying of minerals on the allocated site would be expected to meet the requirements of this SA Objective.</p> <p>SA 16 There is no current quarrying of minerals on this site. Future quarrying of minerals on the allocated site would be expected to be carried out in a manner that meets the requirements of this SA Objective.</p> <p>SA 17 There is no current quarrying of minerals on this site. Future quarrying activity would inevitably involve the removal of the soil overburden to reach the mineral resource. This material – which is Grade 3a - should be set aside for eventual re-use once quarrying ceases, but there would inevitably be some loss to quality involved in the removal, storage and reinstatement processes.</p> <p>SA 18 Although this site is not protected for its biodiversity value, there will inevitably be some loss to biodiversity value if it becomes the focus for future quarrying activity. Advice in the Development Sites and Infrastructure SPG is that the Authority may need to be mindful of sand martins and invertebrates and incorporating biodiversity enhancements into any restoration. There might eventually be opportunities to restore some of those losses during and after the restoration and after-use phases at the end of the quarrying operation.</p>

Site Ref and Name	Assessment in relation to SA Objectives
	<p>SA 19 There is no current quarrying of minerals on this site. Future quarrying will inevitably result in landscape impacts and expose previously unseen parts of the geological heritage. Proximity to the Pembrokeshire Coast National Park is a significant consideration at this site. Consultation with the National Park Authority has shown that there is intervisibility between this site and various National Park locations. The National Park Authority has indicated that this would need to be addressed through mitigation measures. This requirement is included in the Development Sites and Allocations SPG 2024.</p> <p>SA 20 A future quarrying operation would need to be carried out in a manner which minimised impacts on the local built heritage. Site restoration and after-use might provide opportunities to further reduce such impacts in the long-term.</p> <p>SA 21 A future quarrying operation would need to be carried out in a manner which minimised impacts on the local built heritage. Site restoration and after-use might provide opportunities to further reduce such impacts in the long-term.</p>
Overall assessment, potential changes and recommendation	<p>Overall assessment, potential changes and recommendation: The potential positive impacts of this allocation from an SA perspective would be in terms of providing materials to facilitate new building, particularly of housing, and providing economic prosperity and jobs. There might also be Welsh language benefits. There is uncertainty over the potential impacts of the allocation for several SA Objectives, while the allocation is not related to some other SA Objectives. The main negative impacts will be in terms of exploiting a non-renewable resource, loss of soil quality and quantity, impacts on biodiversity, landscape impacts (particularly in terms of proximity to the National Park) and possible impacts on the historic environment.</p> <p>Recommend including reference in the Development Sites and Allocations SPG 2024 to:</p> <ul style="list-style-type: none"> - Policy GN1 (2) Local Amenity - Policy GN1 (12) Health and Safety - Policy GN 1(10) Light pollution

Waste Management Facilities - GN 59 – Summary Table – some sites are also included as Strategic Employment Provision (SP 13) and Employment Allocations (GN 7), however they have been reassessed for a potential waste use.

	Site reference	Site location	Area (hectares)
1	EMP/000/00003	Milford Haven petro-chemical storage facility (Puma Energy)	159.14
2	EMP/000/00004	Waterston – tank farm and LNG	177.35
3	EMP/146/00001	Waterston Industrial Estate	9.52
4	EMP/095/00001	Pembroke Power Station Site	139.35
5	EMP/096/00005	Kingswood Industrial Estate, Pembroke Dock	8.31
6	EMP/096/00006	Waterloo and London Road Industrial Estate, Pembroke Dock	19.41
7	EMP/000/00002	Valero Refinery, Rhoscrowther	222.6
8	EMP/034/00006	Celtic Link Business Park, Scleddau	13.29
9	S/EMP/136/00001	Trecwn	21.22
10	EMP/030/00001	Parc Gwynfryn, Crymych	6.92

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
	Site Ref and Name																					
1.	EMP/000/00003 Milford Haven petro-chemical storage facility (Puma Energy) (159.14 ha)	0	+/-	0	+/-	0	+	0	+	+	+/-	?	+	+	?	0	+	-	-	?	-	-
	Mitigation				D						I	A	G	I		L	G	B	C		I	
2.	EMP/000/00004 Waterston – tank farm and LNG (177.35 ha)	0	+/-	0	+/-	0	+	0	+	+	+/-	?	+	+	?	0	+	-	-	?	-	-
	Mitigation				D						I	A	G	I		L	G		C		I	
3.	EMP/146/00001 Waterston Industrial Estate (9.52 ha)	0	+/-	0	+/-	0	+	0	+	+	+/-	?	+	+	?	0	+	-	-	?	?	?
	Mitigation				D						I	A	G	I			G		C	J		K

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
4.	EMP/095/00001 Pembroke Power Station Site (139.35 Ha)	0	+/-	0	+/-	0	+	0	+	+	+/-	?	+	+	?	-	+	-	-	?	-	-
	Mitigation				D						I		G	I		L	G	G	C		I	
5.	EMP/096/00005 Kingswood Industrial Estate, Pembroke Dock (8.31 ha)	0	+/-	0	+/-	0	+	0	+	+	+/-	?	+	+	?	0	+	-	-	-	-	-
	Mitigation				D						I	A	G	I	E	L	G	G	C		I	
6.	EMP/096/00006 Waterloo and London Road Industrial Estate, Pembroke Dock (19.41 Ha)	0	+/-	0	+/-	0	+	0	+	+	+/-	?	+	+	?	-	+	-	-	-	-	-
	Mitigation				D						I	A	G	I	E	L	G	G	C		I	

	Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
7.	EMP/000/00002 Valero Refinery, Rhoscrowther (222.60 Ha)	0	+/-	0	+/-	0	+	0	+	+	+/-	?	+	+	?	0	+	-	-	?	-	-
	Mitigation				D						I	A	G	I	E	L	G	G	C		I	K
8.	EMP/034/00006 Celtic Link Business Park, Scleddau (13.29 Ha)	0	+/-	0	+/-	0	+	0	+	+	+/-	?	+	+	?	0	+	-	-	?	-	0
	Mitigation				D						I	A	G	I	E		G	G	C	J	I	
9.	S/EMP/136/00001 Trecwn (21.22 Ha)	0	+/-	0	+/-	0	+	0	+	+	+/-	?	+	+	?	-	+	-	-	?	+	0
	Mitigation				D						I	A	G	I	E	L	G	G	C	J	I	I
10.	EMP/030/00001	0	+/-	0	--	0	+	0	+	+	+/-	?	+	+	?	0	+	-	-	0	+	0

Site Ref and Name	1. Balanced Population	2. Health & Recreation	3. Education	4. Sustainable Transport	5. Housing/Affordable	6. Cohesive Community	7. Culture/Welsh Language	8. Employment Opportunity	9. Diverse Economy	10. Climate Change	11. Air Quality	12. Waste & Pollution	13. Resources	14. Water Quality	15. Flooding	16. Land Use & Contamination	17. Soil Quality & Quantity	18. Biodiversity Flora and Fauna	19. Landscape & Geology	20. Design	21. Historic Environment
Parc Gwynfryn, Crymych (6.92Ha)	Yellow	Yellow	Yellow	Red	Yellow	Green	Yellow	Green	Green	Yellow	Blue	Green	Green	Blue	Yellow	Green	Orange	Orange	Yellow	Green	Yellow
Mitigation				Red		Green		Green	Green	I	A	G	I	E	L	G	G	C		Green	Yellow

Waste Management Facilities - GN 59 – Full Assessments

<p>All sites</p> <p>SA17 Safeguard soil quality and quantity</p>	<p>The methodology for allocating land has followed a sequential approach which will have limited the extent of agricultural land proposed for development, based on its relationship with other aspects of relevance such as ecological and landscape value and relationship to existing developed areas. Removing the 'best and most versatile' land grades (1 – 3a) would significantly reduce the number and area of sites allocated for development. Mitigation measures may enable sites to be developed more sustainably through the use of planning conditions to ensure that on each relevant site soils are handled, stored and re-used carefully to allow the soil resource to continue to provide these benefits.</p>
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Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
1. EMP/000/00003	SA 2 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.

	<p>Milford Haven petro-chemical storage facility (Puma Energy)</p> <p>(159.14 ha)</p>	<p>Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment. Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment.</p> <p>SA 4 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 a strategic employment facility (S/EMP/000/0003) therefore, by locating complementary facilities this would minimise traffic and mileage impacts. Sustainable Transport methods should be explored and is included in Policy GN59 (2).</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 It is unknown what the facility would be. Sustainable management of waste is an element of reducing Pembrokeshire's contribution to climate change. However, process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design. Recommend including reference to Sustainable Design in the Development Sites and Infrastructure SPG 2024.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled. This requirement is included in the Policy.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated. All waste arisings from the new facility have been considered and mitigated</p> <p>SA 13 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. Include cross reference to Sustainable Design Policy.</p> <p>SA 14 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. Requirements are included in the Policy wording.</p> <p>SA 15 The site is not in a flood risk zone. There are pockets of surface water flood within the site. Development of the site will need to incorporate SuDS to manage the surface water flooding within the site and does not impact areas outside of the site.</p> <p>SA 16 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. Safeguards are in place in the policy regarding waste and water pollution.</p> <p>SA 17 The current operation has compromised soil quality. Just over 80% of the land is classified as Urban. The remaining 20% is almost wholly Grade 2 land. The majority of land in the vicinity is Grade 2 land. Future proposals on the site should seek to minimise any further losses of soil quality and quantity. It is unknown what the facility would be. Leachate, and potentially</p>
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		<p>acidification are potential risks to soil. Mitigation would need to be put in place. Safeguards are included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from hazardous waste.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, there are areas that are important for biodiversity on nearby land and in the Haven Waterway and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. Future development proposals at this site might have indirect impacts on protected sites, in particular those in the Haven Waterway. Any such environmental constraints would need to be taken into consideration and are likely to require mitigation. This requirement is included in the Development Sites and Infrastructure SPG 2024. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible. The operational site area has lost any archaeological or historic interest that it may have held in the past.</p>
	Overall assessment, potential changes and recommendation	<p>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) would be carried out.</p> <p>Include reference to Sustainable Design Policy GN2 in the Site Developments and Infrastructure SPG 2024.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
2.	EMP/000/00004	SA 2 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,

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	<p>Waterston – tank farm and LNG (177.35 ha)</p>	<p>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. Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment.</p> <p>SA 4 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. Sustainable Transport methods should be explored and is included in Policy GN59 (2). The site is also allocated as a strategic employment facility (S/EMP/000/0003) therefore, by locating complementary facilities this would minimise traffic and mileage impacts.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled. This requirement is included in the Policy.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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. . Requirements are included in the Policy wording.</p> <p>SA 15 The site is not in a flood risk zone. There are pockets of surface water flood within the site. Development of the site will need to incorporate SuDS to manage the surface water flooding within the site and does not impact areas outside of the site.</p> <p>SA 16 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. Safeguards are in place in the policy regarding waste and water pollution.</p> <p>SA 17 The majority of the site is classified as Urban. Of the remaining area 12.7% is Grade 2 and the remainder is not best or most versatile agricultural land (10%). Most of the surrounding land is Grade 2. Lower grade land is adjacent to the coast with potential to harm the SSSI/SAC. It is not known what the facility would be. Leachate, and potentially acidification are potential</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>risks to soil. Mitigation would need to be put in place. Safeguards are included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from hazardous waste.</p> <p>SA 18 This site adjoins the Haven Waterway and there are jetties that extend into Haven Waterway. The Haven Waterway is protected by various environmental designations including SSSI and SAC. Some brown-field sites can be important for wildlife. This must be considered as part of any future plans and ecological appraisals. The site is within close proximity to important records for bats. Lots of badger records are close by. Area also known to support a large adder population. Ecological assessments would be required for any works on site, due to proximity to important ecological records and habitats. Site sits on a B-Line – This is included in the Sites Development and Allocations SPG. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p>
	Overall assessment, potential changes and recommendation	<p>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) would be carried out.</p> <p>Include reference to Sustainable Design Policy GN2 in the Site Developments and Infrastructure SPG 2024.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
3.	EMP/146/00001 Waterston Industrial Estate (9.52 ha)	<p>SA 2 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. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours. Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment.</p> <p>SA 4 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. Sustainable Transport methods should be explored and is included in Policy GN59 (2).</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled. This requirement is included in the policy.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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. Requirements are included in the Policy wording.</p> <p>SA 15 The site is not in a flood risk area.</p> <p>SA 16 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. Safeguards are in place in the policy regarding waste and water pollution.</p> <p>SA 17 The majority of the site is classified as Urban. Of the remaining area 13.7% is Grade 2 land and 2.1% is Grade 3a. Most of the surrounding land is Grade 2 and lower grade land has a higher environmental value. It is unknown what the facility would be.</p>

		<p>Leachate, and potentially acidification are potential risks to soil. Mitigation would need to be put in place. Safeguards are included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from hazardous waste.</p> <ul style="list-style-type: none"> • SA 18 Maintain and enhance vibrancy of town centres through: <ul style="list-style-type: none"> ○ Consolidation of retail frontage ○ Allowing residential use at ground floor level outside main core areas ○ Supporting access through sustainable transport <p>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.</p> <p>SA 19 The Site is within the Milford Haven historic landscape and also within an existing industrial site.</p> <p>SA 20 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment.</p>
	<p>Overall assessment, potential changes and recommendation</p>	<p>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) would be carried out.</p> <p>Include reference to Sustainable Design Policy GN2 in the Site Developments and Infrastructure SPG 2024.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
4.	<p>EMP/095/00001</p> <p>Pembroke Power Station Site</p>	<p>SA 2 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.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	(139.35 Ha)	<p>Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment.</p> <p>SA 4 Vehicles could be transporting waste to the facility therefore an increase in traffic would occur. Alternative methods of transport, such as rail or water should also be explored. Sustainable Transport methods should be explored and is included in Policy GN59 (2).</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled. This requirement is included in the policy.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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. Part of this site is recognised as having the potential to be affected by long term coastal change, which will be a consideration beyond the lifetime of the plan. Requirements on flooding are included in the Policy wording.</p> <p>SA 15 Much of the site is within a Zone 3 flood risk. Part of this site is recognised as having the potential to be affected by long term coastal change, which will be a consideration beyond the lifetime of the plan. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. Safeguards are included in the policy regarding flood risk.</p> <p>SA 16 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. Safeguards are in place in the policy regarding waste and water pollution.</p> <p>SA 17 Thirsty-nine per cent of the site is Grade 2 agricultural land. It is a site with an existing use and within the operational area of the Power Station. The remainder is not best or most versatile agricultural land, 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. Safeguards are</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from hazardous waste.</p> <p>SA 18 This site adjoins the Haven Waterway and the Pembroke River. It is operationally dependent on water abstraction from these water bodies and there are also outfalls from the site back into the Haven. The Haven Waterway is protected by various environmental designations including SSSI and SAC. There is an Environmental Centre at nearby Pwllcrochan. Future development proposals at this site would be likely to require project-level HRA. Site is within a core habitat area of a B-Line. Otter records nearby. Included in the Development Sites and Infrastructure SPG 2024. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment, although it lies within the Milford Haven Waterway landscape of Historic Interest and this will be a consideration. This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible. The operational site area is likely to have lost any archaeological or historic interest that it may have held in the past.</p>
	Overall assessment, potential changes and recommendation	<p>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) would be carried out.</p> <p>Include reference to Sustainable Design Policy GN2 in the Site Developments and Infrastructure SPG 2024.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
5.	EMP/096/00005 Kingswood Industrial Estate, Pembroke Dock (8.31 ha)	<p>SA 2 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. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours. Sustainable management of waste is integral to the promotion and improvement of human health and wellbeing and the maintenance of a clean and healthy environment.</p> <p>SA 4 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. Sustainable Transport methods should be explored and is included in Policy GN59 (2). By locating complementary facilities this would minimise traffic and mileage impacts.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled. This requirement is included in the policy.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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. This requirement is included in the Policy wording.</p> <p>SA 15 The site is not in a flood risk zone but a Zone 3 flood risk area extends to the site boundaries. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. Safeguards are included in the policy regarding flood risk.</p> <p>SA 16 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. Safeguards are in place in the policy regarding waste and water pollution.</p> <p>SA 17 There is no best and most versatile agricultural land within this site. It is unknown what the facility would be. The current operation has compromised soil quality. Leachate, and potentially acidification are potential risks to soil. Mitigation would need</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>to be put in place. Safeguards are included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from hazardous waste.</p> <p>SA 18 This site is close to Cosheston Pill, which is part of the Milford Haven Waterway. The marine area forms part of the protected SAC. The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. The site sits on a B-line, and any enhancements should include planting for pollinators. Site boundaries (including the railway embankment) are likely to be of ecological interest. A buffer be required for areas of ecological interest. A reference to this is already included in the Development Sites and Infrastructure SPG 2024. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 The Site is within the Milford Haven historic landscape but also is an industrial site.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. There is unlikely to be much retained archaeological interest within the site. Nor are there any listed buildings in this part of Pembroke Dock. Reference to sustainable design GN2 would be beneficial.</p>
	Overall assessment, potential changes and recommendation	<p>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.</p> <p>Include reference to Sustainable Design Policy GN2 in the Site Developments and Infrastructure SPG 2024.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
6.	EMP/096/00006 Waterloo and London Road Industrial Estate, Pembroke Dock (19.41 Ha)	<p>SA 2 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. Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment.</p> <p>SA 4 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. Sustainable Transport methods should be explored and is included in Policy GN59 (2). By locating complementary facilities this would minimise traffic and mileage impacts.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled. This requirement is included in Policy.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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. This requirement is included in the Policy wording.</p> <p>SA 15 The majority of the site is located within a Zone 3 flood zone and area considered to be at risk from coastal inundation within the very long term and future planning will need to account for this potential. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. Safeguards are included in the policy regarding flood risk.</p> <p>SA 16 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. Safeguards are in place in the policy regarding waste and water pollution.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 17 There is no best or most versatile agricultural land within this site. It is unknown what the facility would be. The current operation has compromised soil quality. Leachate, and potentially acidification are potential risks to soil. Mitigation would need to be put in place. Safeguards are included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from hazardous waste.</p> <p>SA 18 This site adjoins Cosheston Pill, which is part of the Milford Haven Waterway. The marine area forms part of the protected SAC. Hence, proposals for major new developments on this site may require project-level Habitat Regulations Assessment. The biodiversity value of land within this site has been compromised by the current activities. There may be a significant population of reptiles within close proximity to this site. This requirement is included in the Development Sites and Infrastructure SPG.. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 The Site is within the Milford Haven historic landscape and also within an existing industrial site.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible. Useful to include a reference to Sustainable Design GN 2.</p>
	Overall assessment, potential changes and recommendation	<p>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.</p> <p>Include reference to Sustainable Design Policy GN2 in the Site Developments and Infrastructure SPG 2024.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
7.	EMP/000/00002 Valero Refinery, Rhoscrowther 222.60	<p>SA 2 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. Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment.</p> <p>SA 4 Vehicles could be transporting waste to the facility therefore an increase in traffic would occur. Alternative methods of transport, such as via water should also be explored. Sustainable Transport methods should be explored and is included in Policy GN59 (2).</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled. This requirement is included in Policy.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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. This requirement is included in the Policy wording.</p> <p>SA 15 The site is not in a flood risk zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. Safeguards are included in the policy regarding flood risk.</p> <p>SA 16 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. Safeguards are in place in the policy regarding waste and water pollution.</p> <p>SA 17 Almost all of the site is not best or most versatile agricultural land. There is a very small area (0.2%) of Grade 2 land. It is unknown what the facility would be. The current operation has compromised soil quality. Leachate, and potentially acidification</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>are potential risks to soil. Mitigation would need to be put in place. Safeguards are included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from hazardous waste.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, there are areas that are important for biodiversity on adjacent land and in the Haven Waterway and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. Future development proposals that might have impacts on protected sites, in particular those in the Haven Waterway, will need to take environmental constraints into consideration and are likely to require mitigation. Future development proposals would be likely to need project-level HRA – included in the Development Sites and Allocations SPG 2024. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible. Include reference to Policy GN2 Sustainable Design.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible. The site lies close to several historic buildings / locations and any future development proposals should take proximity to these into consideration – included in Site Development and Allocations SPG.</p>
	Overall assessment, potential changes and recommendation	<p>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) would be carried out.</p> <p>Include reference to Sustainable Design Policy GN2 in the Site Developments and Infrastructure SPG 2024.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
8.	EMP/034/00006 Celtic Link Business Park, Scleddau (13.29 Ha)	<p>SA 2 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. Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment.</p> <p>SA 4 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. Sustainable Transport methods should be explored and is included in Policy GN59 (2).</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled. This requirement is included in Policy.</p> <p>SA 12 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.</p> <p>SA 13 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.</p> <p>SA 14 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. This requirement is included in the Policy wording.</p> <p>SA 15 The site is not in a flood risk zone.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 16 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. Safeguards are in place in the policy regarding waste and water pollution.</p> <p>SA 17 Almost 80% of the land is Grade 5 agricultural land. The remaining 20% is Grade 3a. These grades are predominant in the vicinity. The site is partially 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. Safeguards are included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from hazardous waste.</p> <p>SA 18 Policies will exist to ensure that the biodiversity resource is protected and enhanced. The site is near the Cleddau Rivers SAC. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 The site is partly within an established industrial site. The site is an open site and requires landscaping.</p> <p>SA 20 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. 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment.</p>
	Overall assessment, potential changes and recommendation	<p>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) would be carried out.</p> <p>Include reference to Sustainable Design Policy GN2 in the Site Developments and Infrastructure SPG 2024.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
9.	S/EMP/136/00001	SA 2 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

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	Trecwn (21.22 Ha)	<p>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. Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment.</p> <p>SA 4 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. Sustainable Transport methods should be explored and is included in Policy GN59 (2).</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled. This requirement is included in Policy.</p> <p>SA 12 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.</p> <p>SA 13 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.</p> <p>SA 14 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. This requirement is included in the Policy wording.</p> <p>SA 15 Part of the site is in the Zone 3 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. Safeguards are included in the policy regarding flood risk.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 16 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. Safeguards are in place in the policy regarding waste and water pollution.</p> <p>SA 17 Just over two-thirds of the site is Grade 3a agricultural land. The land is partly developed and some of the Grade 3a land has existing building within it, suggesting an error in the classification. It is unknown what the facility would be. Previous operations may have compromised soil quality. Leachate, and potentially acidification are potential risks to soil. Mitigation would need to be put in place. Safeguards are included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from hazardous waste.</p> <p>SA 18 The development site is on a tributary of the Cleddau Rivers SAC. The biodiversity value of land within this site has been compromised by the previous activities. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. There is land nearby with SSSI status. Detailed requirements are included in the LDP2 Development Sites and Infrastructure SPG 2024 including the likely need for project level Habitats Regulations Assessment. A separate Habitats Regulations Appraisal has been undertaken. Further assessment would need to be undertaken at project level.</p> <p>Policies exist to ensure that the biodiversity resource is protected and enhanced. Developers may contribute to biodiversity through planning obligations.</p> <p>SA 19 Trecwn valley is of landscape importance, although it is well hidden from most public viewpoints. There are some geological outcrops adjoining Trecwn valley which contribute positively to its landscape value. It is uncertain whether future proposals will protect and enhance landscape and geology, but there is potential for them to do so. Detailed requirements are included in the LDP2 Development Sites and Infrastructure SPG 2024 including the potential need for a Landscape Study..</p> <p>SA 20 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. 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment.</p>
	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

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out.</p> <p>Include reference to Sustainable Design Policy GN2 in the Site Developments and Infrastructure SPG 2024.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
10.	EMP/030/00001 Parc Gwynfryn, Crymych (6.92 Ha)	<p>SA 2 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. Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment.</p> <p>SA 4 Proposals for new development at this site 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. This site is located off the A478.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled. This requirement is included in Policy.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated. Policies will need to ensure that development has no significant adverse impact on water quality.</p> <p>SA 13 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.</p>

	Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
		<p>SA 14 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. This requirement is included in the Policy wording.</p> <p>SA 15 The site is not in a flood risk zone.</p> <p>SA 16 Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial area. Re-development may require remediation which would bring positive environmental impacts and mitigation would be in place for potential contamination. Safeguards are in place in the policy regarding waste and water pollution.</p> <p>SA 17 There is no best and most versatile agricultural land within 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. Safeguards are included in the policy to control against flood risk (and hence water pollution), waste arisings and contamination from hazardous waste.</p> <p>SA 18 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.</p> <p>SA 19 There are no landscape designations. Policies on design will ensure no adverse effects on the landscape.</p> <p>SA 20 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. 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment.</p>
	Overall assessment, potential changes and recommendation	<p>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.</p> <p>Include reference to Sustainable Design Policy GN2 in the Site Developments and Infrastructure SPG 2024.</p>



Hoffem gael eich barn am y Cynllun Datblygu Lleol ac ar ddogfennau sy'n cefnogi'r Cynllun Datblygu Lleol. Dylid defnyddio'r ffurflen hon ar gyfer pob sylw (h.y. sylwadau neu wrthwynebiadau) Mae fersiynau nodiadau cyfarwyddyd ar gael o <https://www.sir-benfro.gov.uk/adolygur-cynllun-datblygu-lleol/adneuo>.

*Sylwch: **Ni fydd** sylwadau a wneud ar Gynllun Adneuo 2020 yn cael eu symud ymlaen ac mae angen gwneud sylwadau newydd ar y Cynllun Adneuo presennol hwn.*

Os ydych yn cyflwyno copi papur, atodwch dudalennauychwanegol lle bod angen. Mae gan y ffurflen hon ddwy ran: Rhan A (Manylion personol) a Rhan B (eich sylw). Sylwer y bydd Rhan B ar gael i'r cyhoedd a chaiff ei hanfon at Yr Arolygiaeth Gynllunio.

Mae'n rhaid derbyn eich sylwadau erbyn hanner nos Rhagfyr 16eg 2024. Dychwelwch ffurflenni at: ldp@pembrokeshire.gov.uk neu Y Tîm Cynlluniau Datblygu, Neuadd y Sir, Freeman's Way, Hwlfordd, Sir Benfro, SA61 1TP

We would like your views on the Local Development Plan (LDP) and also on documents which support the LDP. This form should be used for all representations (i.e. comments or objections). Electronic versions and guidance notes are available at <https://www.pembrokeshire.gov.uk/local-development-plan-review/deposit>

*Please note: Representations made on the 2020 Deposit Plan will **not** be taken forward and it is necessary to make new representations on this current Deposit Plan.*

If you are submitting a paper copy, attach additional sheets as necessary. This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that Part B will be made publicly available and will be forwarded to the Planning Inspectorate.

Your representations must be received by midnight 16 December 2024. Please return forms to: ldp@pembrokeshire.gov.uk or The Development Plans Team, County Hall, Freeman's Way, Haverfordwest, Pembrokeshire SA61 1TP

RHAN A: Manylion cysylltu

PART A: Contact details

Eich manylion/manylion eich cleient
Your / your client's details

Manylion yr asiant (os ydynt yn berthnasol)
Agent's details (if relevant)

<i>Enw</i> Name		
<i>Teitl swydd (lle y bo'n berthnasol)</i> Job title (where relevant)		
<i>Sefydliad (lle y bo'n berthnasol)</i> Organisation (where relevant)		
<i>Cyfeiriad</i> Address		
<i>Rhif ffôn</i> Telephone no		
<i>E-bost</i> Email address		
<i>Llofnodwyd (gallwch teipio)</i> Signed (can be typed)		
<i>Dyddiad</i> Date		



RHAN B: Eich sylw

PART B: Your representation

Eich enw / sefydliad
Your name / organisation

1. Ar ba ran/rannau o'r Cynllun (neu ddogfennau ategol) rydych yn rhoi sylwadau?

1. Which part(s) of the Plan (or supporting documents) are you commenting on?

Rhif(au) polisi Cynllun Datblygu Lleol neu ddyraniad safle
LDP policy or site allocation number(s)

Rhif(au) paragraff y Cynllun Datblygu Lleol neu adran
LDP paragraph or section number(s)

Cyfeiriad(au) Map Cynigion y Cynllun Datblygu Lleol
LDP Proposals Map reference(s)

Os yw eich sylw yn perthyn i ddogfen ategol (e.e. y Gwerthusiad o Gynaliadwyedd), rhowch yr enw(au) a'r cyfeiriad(au) i mewn yma.
If your representation relates to a supporting document (e.g. the Sustainability Appraisal), insert the name(s) and reference(s) here.

2. Cyn i chi esbonio eich sylwadau'n fanwl, byddai'n dda gwybod p'un a gredwch fod y Cynllun yn gadarn ai peidio, ac a yw'n bodloni'r gofynion gweithdrefnol.

I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd.

2. Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound and meets the procedural requirements.

For more information on soundness and procedural requirements, see the guidance notes.

Rwyf o'r farn bod y CDLI yn gadarn ac yn bodloni gofynion gweithdrefnol.
I think the LDP is sound and meets procedural requirements.

Rwyf o'r farn nad yw'r CDLI yn gadarn ac y dylid ei newid.
I think the LDP is unsound and should be changed.

Rwy'n credu na chafodd y gofynion gweithdrefnol eu bodloni.
I think that the procedural requirements have not been met.

3. A hoffech i'r Cynllun gynnwys polisi, dyraniad safle neu paragraff newydd?

Ticiwch bob un sy'n berthnasol.



3. Would you like the LDP to include a new policy, site allocation or paragraph?

Tick all that apply.

Dyraniad safle newydd

New site allocation

Polisi newydd

New policy

Paragraff neu destun ategol newydd

New paragraph or supporting text

4. Os ydych am ychwanegu dyraniad safle newydd, a wnaethoch gyflwyno'r safle yn flaenorol fel y safle cais? Os felly, a fydddech cystal â rhoi enw a chyfeiriad y safle cais (os yw'n hysbys).

4. If you want to add a new site allocation, have you previously submitted the site as a Candidate Site? If so, please give the Candidate Site name and reference (if known).

Enw'r safle

Site name

Cyfeiriad y cais

Site reference

Os ydych am awgrymu safle newydd, dylech atodi cynllun o'r safle yn nodi ffiniau'r safle rydych am eu cynnwys yn y Cynllun a rhoi manylion am ei ddefnydd arfaethedig. Dylech ystyried a oes angen i'r ffurflen sylwadau hon gael ei hategu gan arfarniad o gynaliadwyedd. Lle bo gan newidiadau arfaethedig i Gynllun Datblygu effeithiau cynaliadwyedd sylweddol, bydd angen i chi ddarparu'r wybodaeth berthnasol ar gyfer arfarnu cynaliadwyedd. Mae'n rhaid i'r wybodaeth hon fod yn gyson â chwmpas a lefel manylder yr arfarniad o gynaliadwyedd a gynhaliwyd gan yr Awdurdod. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth amlygu effeithiau sylweddol tebygol y polisi arfaethedig neu safle newydd.

If you want to suggest a new site, please attach a site plan identifying the boundaries of the site you wish to be included in the Plan and provide details of its proposed use. You should consider whether it is necessary for this comments form to be accompanied by a sustainability appraisal. Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant sustainability appraisal information. This information must be consistent with the scope and level of detail of the sustainability appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

5. Rhestrwch eich sylwadau isod.

Dylech gynnwys yr holl wybodaeth, tystiolaeth a gwybodaeth ategol sydd eu hangen i gefnogi/cyfiawnhau eich sylw. Nodwch pa brawf/proffion cadernid mae'r Cynllun Datblygu Lleol yn eu bodloni neu nad yw'n eu bodloni a pham (gweler y nodiadau cyfarwyddyd i gael rhagor o wybodaeth). Bydd hyn yn helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi.



Dim ond os bydd yr Arolygydd yn eich gwahodd i fynd i'r afael â materion y bydd yn eu codi y byddwch yn gallu cyflwyno rhagor o wybodaeth i'r archwiliad. Sylwer na fydd yr Arolygydd wedi gallu gweld unrhyw sylwadau y gallech fod wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol.

5. Please set out your comments below.

Include all the information, evidence and supporting information necessary to support / justify your representation. Please indicate which soundness test(s) the LDP meets or does not meet, and why (see guidance notes for more information). This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.

Ticiwch yma os ydych chi'n cyflwyno deunydd ychwanegol i gefnogi eich sylw.

Tick here if you are submitting additional material to support your representation.

6. Os ydych yn gwrthwynebu'r Cynllun Datblygu Lleol, ydych am siarad mewn sesiwn gwrandawriad yr Archwiliad cyhoeddus?

Ar y cam hwn, gallwch wneud sylwadau'n ysgrifenedig yn unig (gelwir y rhain yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall pawb sydd am newid y Cynllun ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad' yn ystod yr Archwiliad cyhoeddus. Ond dylech gofio y bydd yr Arolygydd yn rhoi'r un pwys ar eich sylwadau ysgrifenedig ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad. Sylwer hefyd y bydd yr Arolygydd yn pennu'r weithdrefn fwyaf priodol ar gyfer darparu ar gyfer y rhain sydd eisiau rhoi tystiolaeth lafar.

6. If you are objecting to the LDP, do you want to speak at a hearing session of the public examination?

At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

I do not want to speak at a public hearing and am happy for my written representations to be considered by the Inspector.

Rwyf am siarad mewn sesiwn gwrandawriad.

I want to speak at a public hearing.

Os ydych chi eisiau cyfranogi mewn gwrandawriad, nodwch isod am beth rydych chi eisiau siarad (e.e. 'Safle Tai ym Mhen y Graig' neu 'Y targed tai cyffredinol').

If you want to participate in a hearing, indicate below what you want to speak about (e.g. 'Housing site at Pen y Graig' or 'The overall housing target').



9. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith yr hoffech gael eich clywed.

9. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard.

Rwy'n dymuno cael fy nghlywed yn Gymraeg.

I wish to be heard in Welsh.

Rwy'n dymuno cael fy nghlywed yn Saesneg.

I wish to be heard in English.



Nodiadau cyfarwyddyd

Guidance notes

Caiff Cynllun Datblygu Lleol Cyngor Sir Penfro ei archwilio gan Arolygydd annibynnol a benodir gan Lywodraeth Cymru. Gwaith yr Arolygydd yw ystyried a yw'r Cynllun yn bodloni **gofynion gweithdrefnol** ac a yw'n **gadarn**.

'Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:

1. Ydy'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?)
2. Ydy'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?)
3. A fydd y cynllun yn cyflawni? h.y. a yw'n debygol o fod yn effeithiol?)

Darperir rhagor o wybodaeth am y profion cadernid a gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.

Os ydych yn gwrthwynebu, dylech ddweud pam rydych yn credu bod y Cynllun yn ansad a sut y dylid newid y Cynllun er mwyn ei wneud yn gadarn.

Lle cynigiwch newid i'r Cynllun, byddai o gymorth esbonio pa brawf/brofion cadernid y credwch y mae'r Cynllun yn eu methu. Os yw eich sylw yn perthyn i'r ffordd gafodd y Cynllun ei baratoi neu'r ffordd yr ymgynghorwyd arno, mae'n debygol y bydd eich sylwadau yn perthyn i 'ofynion gweithdrefnol'.

Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylwadau eu hystyried, cyhyd â'i fod yn perthyn i'r Newidiadau Canolbwyntiedig. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.

Os ydych yn ceisio am fwy nag un newid i'r

The Pembrokeshire County Council Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.

'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:

1. Does the plan fit? (i.e. is it consistent with other plans?)
2. Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)
3. Will the plan deliver? (i.e. is it likely to be effective?)

More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's LDP Examinations Procedural Guidance.

If you are making an objection, you should say why you think the Plan is unsound and how the Plan should be changed to make it sound.

Where you propose a change to the Plan it would be helpful to make clear which test(s) of soundness you believe the Plan fails. If your comment relates to the way in which the Plan has been prepared or consulted on, it is likely that your comments will relate to 'procedural requirements'.

Failing to identify a test will not mean that your comments will not be considered, providing it relates to the Plan or its supporting documents. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.



Cynllun, nid yw bob tro yn angenrheidiol i lenwi ffurflenni ar wahân ar gyfer pob darn o'ch sylw. Fodd bynnag, gallai fod yn ddefnyddiol o bosibl i ddefnyddio dwy ffurflen ar wahân os ydych yn dymuno siarad mewn gwrandawriad am rai gwrthwynebiadau ond nid rhai eraill.

Pan fydd grŵp yn rhannu barn gyffredin ar sut mae'n dymuno i'r Cynllun gael ei newid, byddai'n ddefnyddiol i'r grŵp hwnnw anfon ffurflen unigol gyda'u sylwadau, yn hytrach na bod nifer fawr o unigolion yn anfon ffurflenni ar wahân yn ailadrodd yr un pwynt. Mewn achosion o'r fath, dylai'r grŵp nodi faint o bobl mae'n eu cynrychioli a sut gafodd y sylw ei awdurdodi. Dylid nodi cynrychiolydd y grŵp (neu'r prif ddeisebydd) yn glir.

If you seek more than one change to the Plan, it is not always necessary to complete separate forms for each part of your representation. It may, however, be helpful to use two separate forms if you wish to speak at a hearing about some objections but not others.

Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases the group should indicate how many people it is representing and how the representation has been authorised. The group's representative (or chief petitioner) should be clearly identified.

APPENDIX 8: Requirements of SEA Directive

(From ODPM Practical Guide to SEA Directive 2005 and the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004)

Requirements	Stage/ where covered in report
Preparation of an environmental report (SA Report) in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	A / Chapter 2, Chapter 4 of this Report, SA Scoping Report and SA Scoping Report Appendix 1. Appendix 0c to this Report
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	A / Chapter 4 and Appendix 0b of this Report. SA Scoping Report and SA Scoping Appendix 2; Chapter 6 of this SA Report.
c) The environmental characteristics of areas likely to be significantly affected;	A / SA Scoping Report Section 2
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	A / SA Scoping Report Section 2; and HRA Report.
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	A, B / SA Scoping Report, Section 2 and Appendix 1. Chapter 1 of the LDP Deposit Plan. Appendix 0c to this Report
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	B / SA Scoping Report and the Initial SA Report. C / this SA Report.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	B , C Initial SA Report and this SA Report.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	B, C / Options assessment: Chapters 4-6 and Appendices of the Initial SA Report and this SA Report. SA of the draft vision and objectives, and strategic options. Chapter 5 and Appendix 3 to this Report
i) a description of measures envisaged concerning monitoring in accordance with Article 10/Regulation 17;	B / Chapter 6 of this SA Report and later reports.
j) a non-technical summary of the information provided under the above headings.	B, C / Chapter 1 – a full non-technical summary is presented in this SA Report.
The report shall include the information that may reasonably	C / Throughout SA Report.

Requirements	Stage/ where covered in report
<p>be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).</p>	
<p>Consultation: <ul style="list-style-type: none"> • authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4). </p>	<p>A / SA Scoping Report B, C / Initial SA Report and this SA Report.</p>
<ul style="list-style-type: none"> • authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2). 	<p>B, D / Consultation on the Preferred Strategy and SA of the Preferred Strategy took place. The Deposit Plan will be consulted on with this SA Report.</p>
<ul style="list-style-type: none"> • other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	<p>D / not applicable at this stage.</p>
<p>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).</p>	<p>D / not applicable at this stage.</p>
<p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed: <ul style="list-style-type: none"> • the plan or programme as adopted; • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Art. 9 and 10).cont'd </p>	<p>D / not applicable at this stage.</p>
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10).</p>	<p>B, E / Not applicable at this stage.</p>
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	<p>Not applicable at this stage.</p>