



Issues Papers

Key Issues for the LDP Identified under Community Plan
Priorities

Development Plans

October

2008

TABLE OF CONTENTS

<i>Introduction and Summary</i>	4
<i>Community Plan Priority A – Developing Vibrant Communities</i>	6
Issue 1 - Implications of an Ageing Population.	6
Issue 2 - Future Scale & Location of Housing Growth.	10
Issue 3 – Social Exclusion and Polarisation	13
Issue 4 - Sustainable Communities.	17
Issue 5 - Housing Market.	19
<i>Community Plan Priority B – Improving Communications Links To, From and Within the County</i>	25
Issue 1 – Improving accessibility, particularly along strategic routes	25
Issue 2 –Local Accessibility Difficulties	26
Issue 3 – Vehicle parking and traffic management	28
Issue 4 – Developing the ferry services to and from Pembrokeshire, developing the ports (and transport corridors to them) as gateway sites, identifying benefits that short sea ferry services can bring	30
Issue 5 – improving ICT links	32
<i>Community Plan Priority C – Delivering Economic Growth Based on Local Need</i>	34
Issue 1 – Delivering economic growth based on local need	34
Issue 2 – Scale and location of employment and implications of structural changes, for instance in agriculture	37
Issue 3 – Rural development, agricultural diversification, energy and tourism as economic drivers.	39
Issue 4 - Future role of town centres.	41
<i>Community Plan Priority D – Encouraging People to Reach Their Potential</i>	44
Issue 1 - Out migration of young and falling pupil numbers.	44
Issue 2 -.Inadequate opportunities for continued education/adult learning	46
Issue 3 -- Health and/or social inequalities.	47
Issue 4 – Inadequate/inappropriate health care provision.	49
<i>Community Plan Priority E – Promoting A Clean, Healthy and Valued Environment</i>	51

Issue 1 - Recycling.	51
Issue 2 - Renewable Energy.	54
Issue 3 - Use of brownfield sites and urban capacity study.	57
Issue 4 - Quality of design/local distinctiveness.	58
Issue 5 - Regeneration of poor quality urban environment.	60
Issue 6 - Climate change/flood zone considerations.	62
Issue 7 - Mineral Extraction.	64

Introduction and Summary

Over the course of 2007 and 2008 the LDP team began gathering evidence and a process of public consultation to identify and evaluate the Issues that the Local Development Plan (LDP) should consider.

The results of the public consultation events which summarise the issues identified as being important by the general public and key stakeholders are listed in a further background paper “**Summary of Issues from Public Consultation Events**” which is also available on the LDP Evidence Page of the website.

During the process of identifying key issues the LDP team began working on Issues Papers which discussed more generally the ways in which the issues emerging from broader key documents such as the Wales Spatial Plan and those identified through public consultation had implications for the LDP and what those implications might be.

As the Community Plan is identified in guidance (Local Development Plan Manual 2006) as a key document which the LDP should attempt to translate into land-use terms this has been used as a framework for identifying issues.

Community Plan Priority Headings which are as follows:

Community Plan Priority A – Developing Vibrant Communities

Community Plan Priority B – Improving Communications Links To, From and Within the County

Community Plan Priority C – Delivering Economic Growth Based on Local Need

Community Plan Priority D – Encouraging People to Reach Their Potential

Community Plan Priority E – Promoting a Clean, Healthy and Valued Environment

These 5 priorities were defined in order to help integrate the Community Plan with other plans and strategies. It is important to stress that these priorities do not represent a hierarchy but are headings to group priority areas of work. The issues identified as being important for the County are discussed under these Community Plan headings.

This Issues Paper and the paper summarising public consultation events together form the basis of the analysis of Issues which will feed into the Draft Preferred Strategy, the Preferred Strategy and the Deposit Plan.

The majority of work carried out on these papers was undertaken in 2007, with partial updating in 2008. Although great care has been taken to update references, there may be some cases where new information supercedes that which is in this Paper.

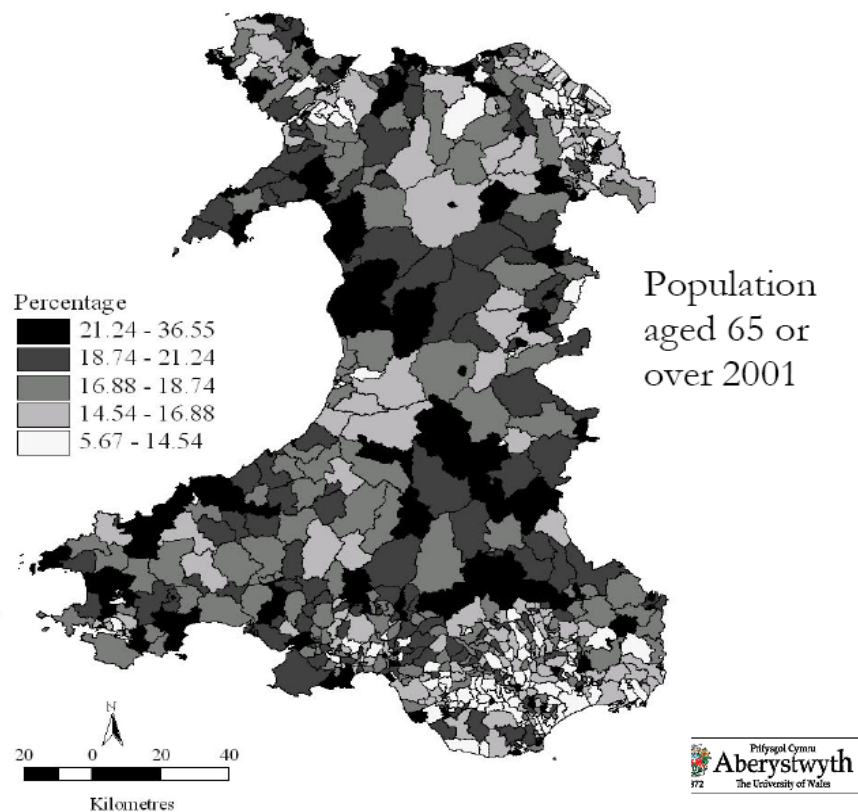
COMMUNITY PLAN PRIORITY A:
Developing Vibrant Communities

Community Plan Priority A – Developing Vibrant Communities

Issue 1 - Implications of an Ageing Population.

A. The issue and its significance to Pembrokeshire

The UK population is projected to increase by 7.2 million over the period 2004 to 2031 (source: UK National Statistics). In common with most other countries the UK has an ageing population. The proportion of people aged over 65 is projected to increase from 16% in 2004 to 23% by 2031 (source: *ibid*). This means that nationally the demographic support ratios will fall. In 2004 there were 3.33 people of working age for every person of state pensionable age. This ratio is projected to fall to 2.62 by 2031 (source: *ibid*). The map below illustrates Population aged over 65 across Wales in 2001.



In locations such as Pembrokeshire where the proportion of individuals over the age of 65 is already higher than the Welsh average (19.2% compared to 17.39% in 2001, source: Census 2001), this is likely to have a significant impact on the types of service provision needed to meet this ageing population. There are possible effects on a range of services, from additional strain on health, social services and transport, to a need for different types of housing. There may also be wide ranging effects on broader social issues. These may include falling school numbers or a decrease in affordability in houses for first time buyers as they are out priced by a larger elderly population. Furthermore people retiring into the county and also individuals staying in their own homes for longer with the help of social care may results in properties coming onto the

market less frequently. Individuals retiring into the county who do not speak Welsh may also impact upon communities which are traditionally Welsh speaking. The retired population in their 60s and 70s although less likely to work in the conventional economy, have, however, more leisure time and therefore can contribute more effectively within the voluntary sector and engaging in the community. They may also spend their money on leisure activities and on services thereby encouraging certain sectors such as retail, restaurants and other catering establishments. This may also apply to individuals in their 80s and upwards although at this stage in life individuals may require more support services.

B. Drivers for change

- Population demographic due to age structure (baby boomers ageing).
- Increased life expectancy.
- Migration patterns
- Market trends – e.g. price of housing in the South East meaning that people who retire to Pembrokeshire have more capital to invest in property and therefore inflate house prices often leaving first time buyers out priced of the market.
- Government aims for carbon neutral, energy efficient homes and fuel poverty reduction.

C. The Local Development Plan - Opportunities and Constraints

- Health care provision – the council decides on the level of social housing grant allocated for older person's accommodation. The LDP can identify sites for different types of housing including homes for older people or provide policies that direct such development to the most suitable locations.
- The LDP could include policies to improve homes design and energy efficiency and reduce fuel poverty.
- Having homes that are easily adapted to all stages of an individual's life (the Lifetime Home Standards). For all housing Part M of Building Regulations dealing with accessibility now extends to all new homes. This may be developed further in future or may be developed in conjunction with aiming to reach carbon neutral housing targets.
- The LDP can influence the location of new housing to places where it will be easier to provide public or other forms of subsidised transport. Elderly people may be more likely to need good public transport connections in the future. The Regional Transport Plan will also influence the LDP.
- Land for new housing could be allocated in areas where there is good health care provision such as a doctor's surgery and/or pharmacy and other services and also good access to services with good transport connections.
- The LDP cannot influence where people choose to buy existing houses.

D. Spatial Implications

The Spatial implications of this pattern of ageing population are that many of the electoral divisions with a higher than average elderly population are located on the coast and in the Pembrokeshire Coast National Park Authority. Many of the larger towns such as Haverfordwest, Milford Haven and Fishguard have one particular electoral division where a higher than average proportion of the population is over 65.

The table below shows the Electoral Wards where the percentage of the population over 65 is above 19.2% (above the Pembrokeshire average).

Electoral Division	All ages	Over 65	As % of total
Amroth	1243	263	21.2
Camrose	2323	497	21.4
Dinas Cross	1536	337	21.9
East Williamston	2327	541	23.2
Fishguard North East	1717	544	31.7
Fishguard North West	1476	356	24.1
Goodwick	1850	368	19.9
Haverfordwest: Portfield	2178	543	24.9
Haverfordwest: Prendergast	1770	353	19.9
Johnston	2249	469	20.9
Kilgetty/Begelly	2011	476	23.7
Lamphey	1565	337	21.5
Milford: Central	1874	375	20.0
Milford: Hakin	2309	592	25.6
Narberth	1869	435	23.3
Narberth Rural	1297	256	19.7
Newport	1122	354	31.6
Pembroke Dock: Central	1527	326	21.3
Pembroke: St Mary South	1407	280	19.9
Pembroke: St Michael	2159	501	23.2
Penally	1586	445	28.1
Rudbaxton	1633	342	20.9
St Davids	1797	444	24.7
St Dogmaels	2140	461	21.5
Saundersfoot	2784	667	24.0
Solva	1420	279	19.6
Tenby: North	2180	517	23.7
Tenby: South	2754	631	22.9
Pembrokeshire	114131	21909	19.2

Source: Census 2001 – All those above 19.2%

Although there are areas with high levels of elderly populations in Haverfordwest, Milford Haven and Pembroke and Pembroke Dock there are particularly high levels in the North coastal & rural areas particularly around St Davids, Fishguard and Newport and in the South in the Tenby, Penally, Saundersfoot area. Anecdotal evidence suggests that these areas are particularly popular locations with people who retire to the area.

More information on this topic is provided in a **Background Paper: Population, Household and Labour Force Projections**.

E. Bibliography

- Office for National Statistics (2003) 'Census 2001: Key Statistics for Local Authorities in Wales'
http://www.statistics.gov.uk/downloads/census2001/KS_LA_Wales_in_English.pdf
- Office for National Statistics (2001) 'National Projections – UK population to rise by 7m by 2031'. <http://www.statistics.gov.uk/CCI/nugget.asp?ID=1352>
- Joseph Rowntree Foundation (2006) 'An Introduction to Lifetime Homes'
<http://www.jrf.org.uk/housingandcare/lifetimehomes/> provides a summary of the issues surrounding lifetime homes, what the new regulations mean and how they could be extended.
- Pembrokeshire County Council (2004) 'Strategy Development Plan for Older People 2004-2005' looks at needs of older people and ways of encouraging their involvement in the community.
- Welsh Assembly Government (2003) 'The Strategy for Older People in Wales'
<http://new.wales.gov.uk/docrepos/40382/40382313/4038211/strategye?lang=en>
Sets out a strategy to support older people throughout Wales. Asks each LA Executive to appoint an Older Persons 'Champion'. Identifies transport, removing discrimination and maintaining access to services such as Post Offices as crucial.

Issue 2 - Future Scale & Location of Housing Growth.

A. The issue and its significance to Pembrokeshire

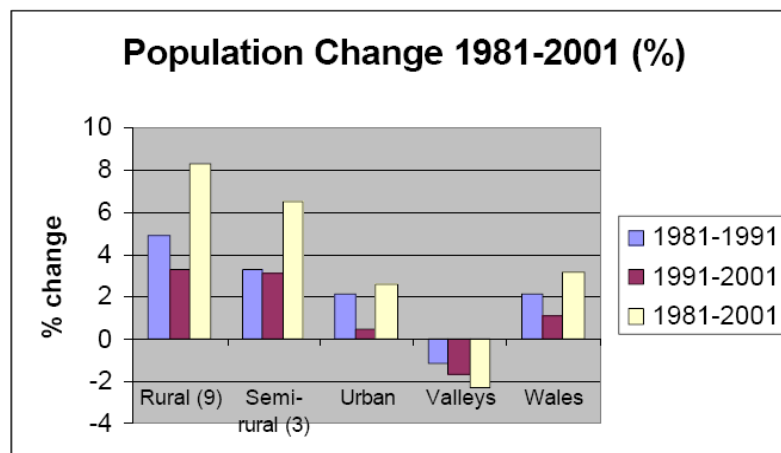
“Lack of good-quality housing affects people’s health and well-being, and influences their long-term life chances... A stock of good-quality, affordable homes is the foundation of thriving local communities in all four corners of Wales”

One Wales June 2007.

The need to take account of sustainable development will significantly impact upon the future scale and location of housing growth. The scale and provision of future housing should take account of social factors, providing housing in locations which can contribute to the creation of sustainable communities. New housing should be developed away from areas of flood risk preferably on Brownfield land in accessible locations with good public services and near areas of employment. There is a current backlog of affordable housing need and there will be newly arising needs of the LDP period for market and affordable housing.

B. Drivers for change

- Increase in single person households, through increases in divorce rates, lower rates of marriage, etc;
- In migration - Between 1991 and 1999 the death rate outstripped the birth rate in rural Wales. The increase in population during this period was entirely due to migration, 13% of the rural population measured by the 2001 census lived at a different address a year previously.
- Demand for housing from retirees and holiday home owners - People who retire to Pembrokeshire and second and holiday home owners put pressure on the local housing market and compete with locals for housing. 6.1% of all household spaces in Pembrokeshire are second homes or holiday accommodation compared with 4.1% of the Welsh average. Many places are experiencing considerable housing pressure, with local people effectively being priced out of the housing market – See Issue 5: Housing Market.
- There is a high demand and preference for dwellings in rural locations, often from people moving from urban areas. The rural observatory found that population growth has been highest in rural and semi-rural areas rather than urban areas during the period 1981 to 2001 as displayed in the graph below.



- Recently buy to let properties have been invested in as a form of income, which may have impacted on the availability and affordability of housing in Pembrokeshire.
- New employment opportunities can increase the demand for housing.
- The credit crunch starting in the last quarter of 2007 has caused the housing market to stagnate, a fall in house prices albeit lower in Wales than in many locations and volume builders to scale back or halt operations. Whilst it is expected by the time the LDP is adopted in 2011/2012 the market should have picked up again if it does not and Pembrokeshire's problem in attracting volume builders persists then this will affect the scale of housing development that can be achieved.
- Increasing pressure on local services and facilities such as rural post offices, primary schools and local shops act as a driver for change on rural housing, impacting upon the desire to live in certain areas and the need for housing in certain areas.

C. The Local Development Plan - Opportunities and Constraints

- The LDP could allocate land for housing on brownfield land and in settlements with good services and facilities.
- The LDP can implement a minimum density on housing allocation sites, to ensure efficient use of land that is in-keeping with the surrounding areas character.
- Constraints to locating land in sustainable locations may include a lack of brownfield land (many brownfield sites are in otherwise unsustainable locations such as disused airfields), sewerage capacity problems, contaminated land, flood zones (TAN 15), the location of coal seams and quarry buffer zones, high quality agricultural land, public and private open space designations and statutory nature conservation designations.

D. Spatial Implications

The spatial implications of the future scale and location of housing is most controversial in small villages where there is often a demand for housing to help sustain local facilities such as the primary school, post office, pub or small rural shop; however, this should to be weighed against the sustainability of the location in terms of the accessibility and wider local services available.

E. Bibliography

- Pembrokeshire Local Housing Strategy April (2007-2012)
http://www.pembrokeshire.gov.uk/content.asp?nav=1108,1199&parent_directory_id=646&id=14683&d1p1=1

Sets out the key areas of work for housing and other providers for the next 5 years and assists in taking forward the priorities already identified within the County's ten-year community strategy.

- Housing Land Availability Study 2001 and 2003, 2005.
- These studies give figures on land available, total capacity, units remaining, total area, area remaining, etc. The 2005 study is available on the Evidence Page of the LDP at www.pembrokeshire.gov.uk/planning
- House price surveys

Internal survey of house prices, location, number of bedrooms, garden, etc conducted in 2005 and 2006.

- TAN 2: Planning and Affordable Housing – 2006

<http://new.wales.gov.uk/topics/planning/policy/tans/tan2?lang=en>

This WAG advice note gives guidance on affordable housing and land use planning, the roles of local authorities, Registered Social Landlords and private developers, assessing local housing markets, setting the affordable housing target, and so on.

- TAN 6: Agricultural and Rural Development – 2000

This WAG publication gives advice on Development related to agriculture and forestry; it is due to be revised shortly.

<http://new.wales.gov.uk/topics/planning/policy/tans/?lang=en>

- Tan 15: Development and Flood Risk – 2004

This WAG publication gives advice on Development in Flood Risk areas, advising caution in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions.

<http://new.wales.gov.uk/topics/planning/policy/tans/?lang=en>

- One Wales: A progressive agenda for the government of Wales. An agreement between the Labour and Plaid Cymru Groups in the National Assembly, 27th June 2007.

http://news.bbc.co.uk/1/shared/bsp/hi/pdfs/27_06_07_onewales.pdf

- The Wales Rural Observatory – Reports on various different studies associated with housing, its scale & location: <http://www.walesruralobservatory.org.uk/>

- 2001 Census – Gives information and statistics on population from the 2001 census. <http://www.statistics.gov.uk/census2001/census2001.asp>

Issue 3 – Social Exclusion and Polarisation

A. The Issue and its significance to Pembrokeshire

The Government defined social exclusion as being the broad range of disadvantages that are experienced by poor groups. Social exclusion is the term used to describe what happens when people or areas are excluded from essential services or everyday aspects of life that most of us take for granted. Social exclusion happens when people or places become trapped in a cycle of related problems such as unemployment, poor skills, low incomes, poverty, poor housing, high crime, bad health and family breakdown (www.socialexclusion.gov.uk). The Social Exclusion Unit found the strongest statistical associations with multiple exclusion were; poor health or depression, living alone, no living children, no private transport, living in rented accommodation, low income and benefits as the main source of income, non-white ethnic, female, aged 80+. Out of these factors planning can influence how new houses are built to ensure that they are of a high design standard in locations which are accessible and close to services and facilities. Planning can also ensure that land for community facilities is safeguarded.

Within Pembrokeshire the trend for older affluent members of the population to retire to the County and specifically to rural areas is contributing to the exclusion of young people from their local communities and forcing them to locate within towns. The high demand for properties in rural locations inflates house prices, often beyond the reach of young people who have grown up in the local rural community. This trend is a form of social polarisation where young people are excluded from their local community due to the high external demand for properties in rural areas. The resulting change in the demographic composition of rural settlements in Pembrokeshire can disrupt the social cohesion of communities and make local facilities unviable. This change within communities, particularly in Welsh speaking communities where there is a high level of immigration, can have a significant impact on the language and cultural history of that community – see also Issues 1: Implications of an Aging Population & 2: Future Scale & Location of Housing Growth.

Economic trends and prejudice may mean that gypsy and traveller groups also find themselves socially segregated from other communities. Likewise, increasing numbers of European migrants who have settled in Britain in recent years due to expansion of the EU may be segregated from the larger population due to the language barrier and their economic position undertaking unskilled, manual jobs.

Sustainable development is a major consideration for planning and it is important for the LDP to recognise and consider the needs of everyone, promoting social equity.

B. Drivers for change

- The migration of workers to Britain and the loss of jobs from the UK to plants in Eastern Europe as a result of the enlargement of the European Union;
- Social segregation resulting from the in-migration of retired people to the area;
- The increase in house prices resulting in a housing affordability crisis. People are vulnerable to market collapse and consequent social exclusion.
- Employment and Economic Inactivity rates and change
- Specific facilities to be provided for groups such as Gypsy and Traveller groups. A Gypsy Needs Assessment will be carried out to examine this.

C. The Local Development Plan - Opportunities and Constraints

- The LDP could help alleviate housing supply shortages through allocating housing sites.
- Policies in the Plan can secure affordable housing on larger housing allocation sites, through planning policy and s106 legal agreements.
- The LDP could allocate land for 100% affordable housing.
- The LDP could allocate land for employment use to attract business and jobs.
- The LDP could provide land and policies to protect and provide for community and leisure facilities.
- Policies to encourage regeneration could reduce the perception of exclusion by making the environment a community lives in more attractive.
- The LDP could provide land to accommodate the needs of specifically excluded groups such as Gypsies and travellers.
- The LDP cannot control who buys existing housing which makes up the majority of the housing stock.

D. Spatial Implications

Although Pembrokeshire as a whole is not particularly deprived, particular pockets of deprivation and social exclusion exist, especially in Pembroke Dock, Pembroke, Milford Haven, Neyland, Goodwick and Haverfordwest (Community Plan, p4). The table below lists the top ten electoral divisions which suffer from multiple deprivation in Pembrokeshire. The Index of deprivation was calculated by the Welsh Index of Multiple Deprivation (2005) as the official measure of deprivation in Wales which is made up of separate domains; income (25%), employment (25%), health (15%), education, skills and training (15%), housing (5%), physical environment (5%) and geological access to services (10%). The table also shows the ranking of the electoral divisions in Wales. The rankings are based on the level of deprivation, with a rank of one being the most deprived.

Pembs Ranking (1-71)	Ward	Welsh Ranking (1-1896)
1	Pembroke Dock: Llanion 1	55
2	Pembroke: Monkton	76
3	Haverfordwest: Garth 2	200
4	Milford: West	290
5	Milford: Hubberston 2	332
6	Pembroke: St Mary North	350
7	Haverfordwest: Castle	417
8	Pembroke Dock: Central	456
9	Milford: East	536
10	Pembroke Dock: Pennar 1	580

Communities First is a long term regeneration strategy from the Welsh Assembly Government aimed at the 100 most deprived wards in Wales. Monkton in Pembroke, Llanion in Pembroke Dock have been declared Communities First areas. In addition a 'Community of Interest' aimed at disadvantaged young people covers the whole of

Pembrokeshire, although this is initially focusing on the areas of Milford Haven, Neyland and the Garth ward in Haverfordwest.

Pockets of deprivation also exist in rural areas; however these problems are likely to be on a smaller scale and although equally important to tackle are not as visible. Deprivation in rural areas can be made more acute by difficulties in accessing services and employment opportunities.

E. Bibliography

- The Social Exclusion Unit conducts research on social exclusion - <http://www.socialexclusionunit.gov.uk/>
- National Strategy for Neighbourhood Renewal Report of Policy Action Team 8: Anti-Social Behaviour (March 2000) *“Anti-social behaviour is often fuelled by wider problems of social exclusion such as poverty, unemployment, family breakdown, truancy and exclusion from school, drug dependency and community disorganisation”*
- Secured by Design - <http://www.securedbydesign.com/>
- ODPM (2004) ‘Safer Places: The Planning System and Crime Prevention’
- Pembrokeshire County Council’s Disability Equality Scheme.
This Scheme was written under the specific duty placed on Pembrokeshire County Council by the Disability Discrimination Act 2005 to ensure that new policies do not discriminate against disabled people and every opportunity is taken to achieve the aims of the general duty of the legislation.
- [TAN 20: The Welsh Language – 2000](#) This WAG publication gives advice on the Planning Services in Welsh and English.
<http://new.wales.gov.uk/topics/planning/policy/tans/?lang=en>
- WAG proposes to review and reissue TAN 20 with a view to allow local authorities to use language impact assessments for planning purposes in areas of housing pressure.
- Pembrokeshire County Council’s Welsh Language Scheme.
The principles of the Customer Charter will be applied equally to the provision of services in Welsh as in English, when the Council prints and publishes material for the public, its standard practice will be to do so bilingually.
- Wales Rural Observatory - Poverty and Social Exclusion in Rural Wales Report, November 2005. www.walesruralobservatory.co.uk
This report examines the scale, nature and geography of low-income, poverty and social exclusion in rural Wales, providing definitions of these terms. The research gives statistics on a range of issues including % of households with an income below £10,000 in 2004, which for Pembrokeshire was 26.9%.
- Wales Rural Observatory - Rural Labour Markets: Exploring the mismatches, November 2005. www.walesruralobservatory.co.uk
This research project explores labour markets in rural Wales, looking into sustainability of the Wales rural economy, percentage occupation changes, socio-economic classifications, percentage of economically active, qualifications, etc. This paper uses Pembrokeshire as a case study County.
- Wales Rural Observatory – Homelessness in Rural Wales, August 2006. www.walesruralobservatory.co.uk
An examination of the scale, nature and geography of homelessness in rural Wales, using statistics from Shelter Cymru and primary research by WRO.
- Wales Rural Observatory – Living and Working in Rural Wales, September 2004. www.walesruralobservatory.co.uk
This report, amongst other issues, looks at social exclusion.

- Wales Rural Observatory – Housing Need in Rural Wales, June 2006.
www.walesruralobservatory.co.uk

This report presents a research project that sought to identify the nature, scale and geography of housing need. It identifies changes in house prices, housing stock, affordability, scale of housing need, homelessness, etc.

Wales Rural Observatory – Population change in Rural Wales: Social and Cultural Impacts, February 2007. www.walesruralobservatory.co.uk

The theme of the report is population change, and it explores the impacts of the processes of population change on society, culture and language in rural Wales.

- Essential Dwellings in the Open Countryside Report prepared for the WAG January 2005.
 - Census 2001 – data on Welsh speakers, social exclusion areas, house price and social rented market provision, employment and unemployment statistics.
 - CACI – Stats on housing affordability (according to WRO report).
 - Pembrokeshire Rural Housing Enabler - housing need statistics.
 - Welsh Assembly Government Circular 30/2007: Planning for Gypsy and Traveller Caravan Sites (December 2007).

It is expected that at an early stage in the preparation of LDPs, local planning authorities will discuss Gypsies and Travellers' accommodation needs directly with the Gypsies and Travellers themselves, their representative bodies and local support groups.”

- Joseph Rowntree Foundation Commission on Rural Housing in Wales: Final Report (2008) it explores the current state of rural housing need in rural Wales, in terms of the current statistical evidence base of need; an analysis of the oral and written evidence received by the Commission on need; an assessment of the current blockages to meeting rural housing need. The report assesses current policy and practice responses by local and national government and wider housing organisations to meeting identified need and outlines the Commission’s conclusions and recommendations for policy and practice change.
<http://www.jrf.org.uk/bookshop/details.asp?pubid=958>

Issue 4 - Sustainable Communities.

A. The issue and its significance to Pembrokeshire

The UK Government defines 'sustainable communities' as; places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They should be safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all. It is vital that local services and facilities are sustained in order to create sustainable communities, not just in the larger towns but also in more remote villages. The UK Government has acknowledged that local services and facilities should be supported to "*promote sustainable development by strengthening villages and market towns, protecting the open countryside, sustaining local services and moving towards a better balance between employment and housing in rural areas, thereby reducing the need to travel*" Post Offices and other shops or other units such as petrol stations and pubs which provide communities with services are also important facilities. For communities to be sustainable they should offer:

- Decent homes at prices people can afford
- Good public transport
- Reasonable access to a shop and/or post office
- Reasonable access to medical facilities such as a doctor and pharmacy?
- Reasonable access to employment opportunities
- Reasonable access to schools
- A clean safe environment
- Public open space

B. Drivers for change

- Implications of ageing populations and out-migration of younger people.
- Future scale and location of housing growth, etc.
- Rural housing affordability, in particular, is a major factor impacting upon sustainable communities at present, particularly in rural areas – see Issues 2 & 5.
- Homelessness is also a problem due to loss of rented/tied accommodation.
- Transport links are another important element of sustainable communities. Given that a higher proportion of the rural population are elderly (see Census figures 2001), this is an important provision in rural locations.
- Economic change putting pressure on small businesses, impacting upon local employment opportunities.
- Economic pressures on local facilities such as shops and post offices, medical and educational facilities – economies of scale.

C. The Local Development Plan - Opportunities and Constraints

- The LDP could seek to protect community facilities and services by controlling changes of use and supporting the allocation of community space and facilities.
- Policies and allocations can secure affordable housing to meet local needs in urban and rural areas.
- The LDP could allocate land for 100% affordable housing again with the aim of meeting local housing need.
- The LDP could allocate land for employment use to attract business and jobs to sustain local communities.

- Service provision is often influenced by wider economic and social and demographic trends and the LDP may have only a limited role in maintaining provision.

D. Spatial Implications

Issues associated with Sustainable Communities seem to be exacerbated in rural areas of Pembrokeshire, with rural affordability impacting significantly on Pembrokeshire's sustainable communities at present – see Issues 2 & 5.

E. Bibliography

- Chapter 6 'From Local to Global: Creating Sustainable Communities and a Fairer World' in the UK Sustainable Development Strategy - Securing the Future. *Communities should embody the principles of sustainable development at the local level.*
- WAG Sustainable Development Action Plan 2004 – 2007 Liveable Places, Strong Communities p10.
<http://new.wales.gov.uk/topics/sustainabledevelopment/?lang=en>
- Welsh Development Agency – Creating Sustainable Places “A sustainable place is one sustained through the activities of its citizens, communities, businesses and other organisations interacting with each other and their environment.”
- Revision to TAN 16 Sport, Recreation and Open Space due late 2007.
- Welsh Local Government Association - *Small Schools Task and Finish Group* – The Future of Education in small schools in Wales - 28th September 2001.
- Wales: A Better Country (September 2003) - seeks to value and improve biodiversity and the quality of our environment to provide a sustainable future for local economies and communities.
http://new.wales.gov.uk/topics/health/publications/health/strategies/wales_a_better_country?lang=en
- Making the Connections (October 2004) which sets out the Assembly Government's vision for responsive services which deliver sustainable, high quality development, and value for money.
<http://new.wales.gov.uk/topics/improvingservices/strategypolicy/?lang=en>
- Wales Rural Observatory – Living and Working in Rural Wales, September 2004. This report, amongst other issues, looks at community well being and social exclusion. www.walesruralobservatory.co.uk
- www.communities.gov.uk/index.asp?id=1139866
- Census 2001 <http://www.statistics.gov.uk/census2001/census2001.asp>

Issue 5 - Housing Market.

A. The issue and its significance to Pembrokeshire

This Issue ties in closely with Issue 2: Future Scale & Location of Housing Growth, analysed above. The recent boom in the housing market across the UK resulted in a rapid increase in house prices. Most of the figures and table below reflect this. However in the last quarter of 2007 the credit crunch struck most world economies and early signs are that house prices are falling and house building is likely, at least in the short term, to stagnate. It is therefore difficult to predict the state of the housing market. By the time the LDP is adopted it may well have picked up again, however if it does not this will have implications for the scale of housing that can realistically be provided with implications for affordable housing provision too.

House prices in Pembrokeshire increased dramatically between 2001 and 2006 as shown in the table below.

Table 1: Average property prices in Pembrokeshire from 2001 – 2006

Date	Average Property Price	Percentage Increase
July – September 2001	£75,310	
July – September 2002	£94,608	25.6%
July – September 2003	£117,521	24.2%
July – September 2004	£151,322	28.8%
July – September 2005	£164,948	9%
July – September 2006	£180,560	9.5%
Total Increase over a 5 year period	£105,250	139.8%

The average property price in the period July to September 2006 in Pembrokeshire was £180,560 which is higher than the average property price in Wales which was £154,741, yet lower than the average for England and Wales which was £211,453. The Community Profiling database shows that the average cost of flats has increased dramatically from £39,580 in July to September 2001 to £148,280 in July to September 2006.

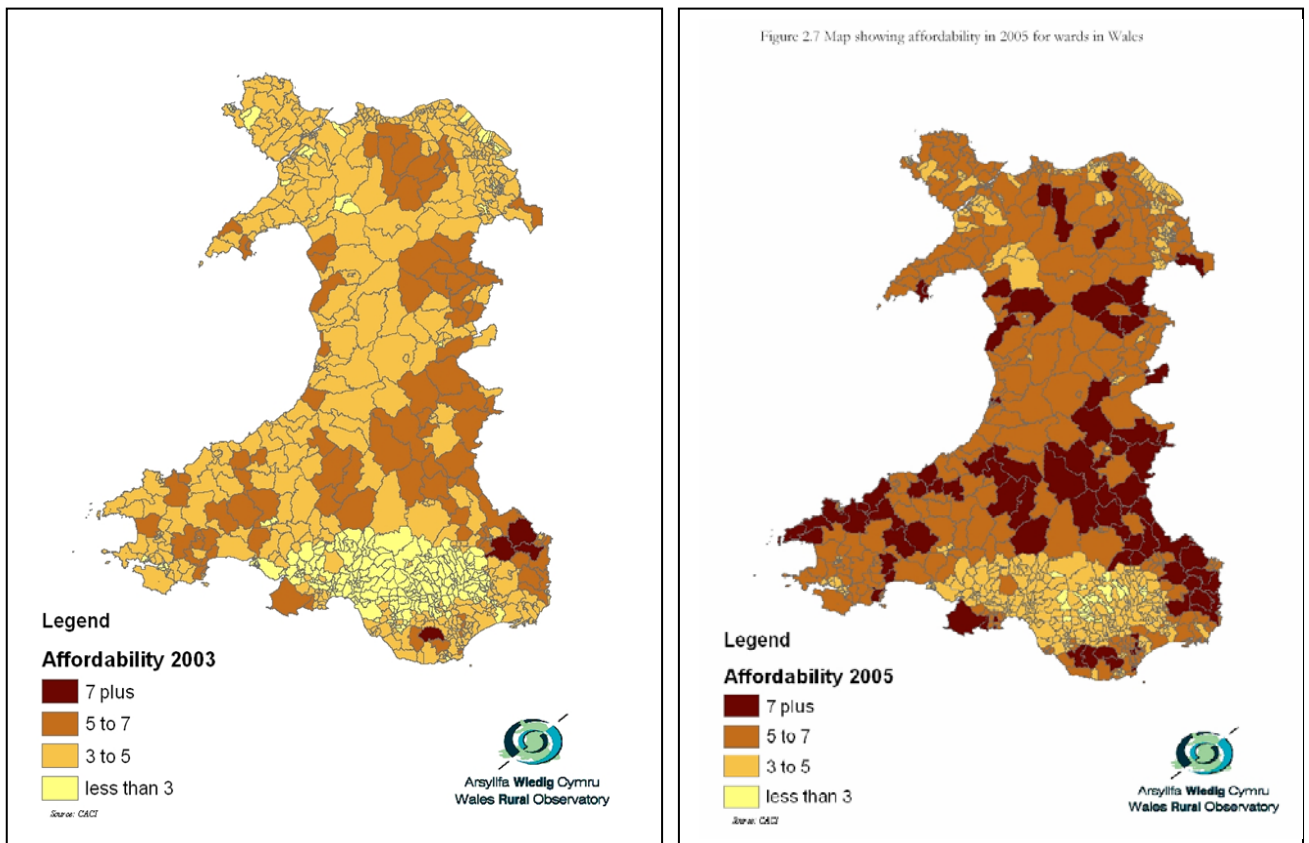
The increase in house prices raises concern over the affordability of property as the rise in house prices has been accompanied by a rise in income but at a lower rate than house inflation as shown in the tables below (taken from Wales Rural Observatory Research Report 10) http://www.walesruralobservatory.org.uk/reports/english/10_Housing%20Needs%20Report.pdf

2003	Mean House Price	Mean Household Income	Affordability (house price/income)
Pembrokeshire	£97,788	£23,145	4.22
Rural Wales	£102,589	£24,354	4.21
Wales	£93,278	£25,049	3.72

2005	Mean House Price	Mean Household Income	Affordability (house price/income)
Pembrokeshire	£152,986	£25,591	5.98
Rural Wales	£158,662	£26,803	5.92
Wales	£143,810	£27,328	5.26

According to the 2007 Local Housing Market Assessment the average lower quartile house price has increased from £45,500 to £125,900 (more than 275%) over 6 years. Incomes in Pembrokeshire have remained steady; however as house prices have increased, incomes have become nearly 1/6th the level required to enable people to purchase on the open market. According to the 2007 Local Housing Market Assessment 75% of households earn less than £35,000 per annum in Pembrokeshire; 55% earn less than £25,000.

The affordability ratio in Pembrokeshire has increased by 1.75 or 29.33% from 2003 to 2005. The map below shows the spatial distribution of affordability for wards in Wales, and indicates affordability has significantly declined particularly in western areas .



Whilst the recent downturn in the Market in 2008 may have altered the situation to some extent, evidence from house prices is that Wales' houses are holding their value to a greater extent than other parts of the UK. Between 2007 and 2008 the average house price fell by 4.6% across England and Wales as a whole, falling in some areas by as much as 6.7%. In Wales in comparison the fall was only 2.6%, with only the North West of England having a smaller drop (Wales Online.Co.UK at September 2008).

Part of the demand for housing in Pembrokeshire comes from people wishing to retire to the area. Household dissolution and an ageing population also play a significant role in demand for housing. People are living longer and there is an increasing trend for single person households. The LNG development and other large employers also increase the demand for housing in the County. Further demand for housing is created by second and holiday home ownership. The 1991 and 2001 Census revealed no

change in the number of second residence/holiday accommodation in Pembrokeshire which remained at 6.1%. The spread of second homes/holiday residences across Pembrokeshire is uneven. The problem is most severe in coastal villages situated in the Pembrokeshire Coast National Park and in some electoral divisions such as Lamphey which includes Freshwater East, the problem is more severe with 34.7% of properties being owned as second or holiday residences in 2001. Second homes can cause a number of problems for local communities and result in the loss of local services and facilities such as public transport, health care and post offices. This external demand for housing can produce problems for local people attempting to buy property, especially for first time buyers and key workers – See also Issue 1: Implications of an Aging Population.

The table below shows electoral divisions with more than 50 second or holiday homes in 2001 (2001 Census).

Electoral Division	Total Number of Second/holiday homes 2001	Percentage of second/holiday homes 2001
Amroth	141	20.7
Camrose	58	5.6
Dinas Cross	118	14.2
Hundleton	63	7.9
Lamphey	368	34.7
Llanrhian	137	18
Manorbier	127	13.9
Newport	199	24.1
St. David's	155	15.5
St. Dogmaels	137	11.9
St. Ishmael's	149	19.3
Saundersfoot	250	16.1
Scleddau	72	11.6
Solva	157	21.2
Tenby North	98	8.7
Tenby South	238	14.6
The Havens	211	24.8

The market housing trend of older more affluent people within rural areas and younger people within urban areas is exacerbated by trends in social housing. As Council houses have been sold off there are now many communities within which no social housing is available at all. Planning Policy provisions allowing the negotiation of Affordable Housing has a role to play in helping to ensure social cohesion across different communities, through pepper potting houses in development sites and also through Rural Exception Sites. However recent experiences demonstrate that there is often opposition to the development of Affordable Housing in small communities where there is a perceived stigma.

Wales has some of the oldest housing stock in Europe. In Pembrokeshire there are a number of properties which are in need of renovation. The 2001 Census indicates that the percentage of properties in Pembrokeshire without central heating is 12.68% compared with an all Wales average of 7.51%. (Pembrokeshire Housing Strategy), with levels of unfitness being highest in the private rental sector.

B. Drivers for change

- Household trends - The average household size has decreased nationally due to divorce; bereavement linked to an ageing population and as people choose to live alone. Economic factors (e.g. Interest rates and inflation, wages, availability of employment opportunities, major inward investment projects).
- In and out-migration rates
- The right to buy schemes which emerged in the 1980s continue to significantly reduce the social housing stock.
- Increasing numbers of applicants for social housing, with reducing numbers of properties available to offset demand.
- Housing supply will be influenced by the capacity of construction companies. Volume builders do not currently operate in the County and this has an impact on build rates.
- An absence of large scale house builders also limits the level of planning gain that can be obtained from a site which could impact upon the level of affordable housing that can be provided.
- House prices are still high in relation to incomes which cause the affordability ratio to increase.
- If house prices and land values fall it could adversely affect the supply of affordable housing.
- Homelessness

C. The Local Development Plan - Opportunities and Constraints

- The LDP could allocate land for housing including 100% affordable housing land sites.
- Policies in the Plan could secure affordable housing.
- Provision of a range of sites may attract volume builders in addition to providing land for smaller local builders.
- The LDP could provide land to meet demand but if securing credit remains a problem for both builders and buyers the housing market may continue to slide and the growth aspirations of the Plan may not be met.
- Infrastructure, particularly sewerage, remains a constraint in some areas. If developers have to finance improvements this will reduce the amount available for other needs secured by planning gain such as affordable housing etc.
- The LDP cannot control migration or who buys market housing.
- The LDP cannot prevent a house being used as a 2nd home or holiday home.

D. Spatial Implications

Issues associated with the housing market seem to be exacerbated in rural areas, smaller villages and coastal locations in Pembrokeshire. The spread of second homes/holiday residences across Pembrokeshire is also uneven, with the problem being most severe in coastal villages situated in the Pembrokeshire Coast National Park. In some electoral divisions such as Lamphey which includes Freshwater East, the problem is more severe with 34.7% of properties being owned as second or holiday residences in 2001.

E. Bibliography

- Mark Tewdwr-Jones, Nick Gallent and Alan Mace, (2002) Second and Holiday Homes and the Land Use Planning System Research Report – prepared for the Welsh Assembly Government, Bartlett School of Planning, University College London (In the Planning Library ref: D/DP/HSG/01/012 DB Ref: 5239). The research looks at the

current and future role of the planning system in responding to the demand for second and holiday homes.

- Young, Working and Still homeless Housing Market Affordability in Wales in 2005 (September 2006) Chartered Institute of Housing CIH. Examines the increase in the numbers of homeless people across Wales, an acute shortage of social housing for rent in many areas and house price inflation in Wales

- Local Housing Market Assessment Guide WAG March 2006.

This is a guide for local authorities on identifying housing need and demand and understanding their local housing markets.

- National Housing Strategy: Better Homes for People in Wales July 2001

Sets out the WAG's vision for housing which is; "Everyone in Wales to have the opportunity to live in good quality affordable housing; to be able to choose where they live and decide whether buying or renting is best for them and their families". Sets objectives for improving the quality of both social housing and privately owned housing and promoting sustainable home ownership.

- Pembrokeshire County Council Corporate and Improvement Plan 2006-2007

- Pembrokeshire's Housing Needs Survey 2000

Homelessness is an indicator of housing demand – the total number of homeless applications increased by 21% from 2001/2002 to 2002/2003 and the number of applications being accepted as in Priority need has increased by 60% over the same period (p23).

- TCPA 21 Sept 2006 – Baby boomers trigger housing time bomb.

- TCPA Tomorrow Series Paper 5 More Households to be Housed – Where is the increase in households coming from? Holmans A and Whitehead C

- 1991 and 2001 Census

- Pembrokeshire Community Profiling Partnership (accessed through the Intranet)

- CACI

- Chapter 2 from Wales Rural Observatory Research Report 10 entitled Housing Need in rural Wales: towards sustainable solutions (June 2006) Chapter 2 The statistical basis of housing need. http://www.walesruralobservatory.org.uk/reports/english/10_Housing%20Needs%20Report.pdf

- MIPPS for housing (June 2006) Section 9.2.19: mobile homes can make a contribution to housing supply and play a part in providing low cost accommodation for small households.

- TAN 20 – Due to be reviewed and reissued with the view to allowing local authorities to use Language Impact Assessments for planning purposes in areas of housing pressure.

- One Wales: A progressive agenda for the government of Wales. An agreement between the Labour and Plaid Cymru Groups in the National Assembly, 27th June 2007. http://news.bbc.co.uk/1/shared/bsp/hi/pdfs/27_06_07_oneyales.pdf

- Pembrokeshire Draft Local Housing Market Assessment (2007) <http://www.pembrokeshire.gov.uk/content.asp?id=15863&Nav=109,141,1014>

- Wales Online – information on house prices in Wales <http://www.walesonline.co.uk/news/wales-news/2008/09/27/house-prices-in-wales-falling-more-slowly-91466-21911190/>

COMMUNITY PLAN PRIORITY B:
Improving Communications Links To, From and Within the County

Community Plan Priority B – Improving Communications Links To, From and Within the County

Issue 1 – Improving accessibility, particularly along strategic routes

A. The issue and its significance to Pembrokeshire.

Pembrokeshire's peripherality in relation to the remainder of the UK and Europe and the poor road and rail links to and from the County are disincentives to investors. This is despite the County being served by the Trans European Network – Transport, the proximity of the County to important sea lanes, rail-freight opportunities and some high quality national infrastructure, such as oil and gas pipelines and high voltage power lines. Poor accessibility also makes it more difficult to achieve social inclusion and the lack of travel choices in Pembrokeshire – for many journeys there is no alternative to road travel and use of the private car – makes the reduction of car use difficult.

B. Drivers for change.

- Investment to improve strategic road and rail and other transport links would make a difference to travel times and journey reliability. Strategic road and rail schemes would in most cases need to be programmed by the Welsh Assembly Government (roads) or by network managers or private companies (rail).
- There is also scope to develop the services available at Haverfordwest Airport, which is of regional significance.

C. The Local Development Plan - Opportunities and Constraints

- There are potential opportunities for modal shift to rail subject to the limitations imposed by the line characteristics, the nature of the signalling systems, and the lack of a major sea / rail or road / rail transfer facility to encourage a significant modal shift. The LDP could safeguard land required for improvements and include policies to facilitate improvements to associated infrastructure, such as stations, but cannot guarantee the necessary investment.
- The Local Development Plan also is likely to contain policies to protect the environment, countryside character, biodiversity and reduce surface water flooding. These considerations, and constraints on the road network relating to the nature of the topography (for instance at Treffgarne Gorge) and engineering limitations may act as constraints to infrastructure improvements.

D. Spatial implications.

In particular these will arise in the strategic road (A40 and A477) and rail corridors to / from the Pembrokeshire ports and at Haverfordwest Airport.

E. Bibliography.

- The emerging SWWITCH accessibility model
- SWWITCH traffic / travel surveys
- The Consultation Draft Transport Plan for South West Wales (July 2008) available on the LDP evidence page at <http://www.pembrokeshire.gov.uk/content.asp?id=15863&Nav=109,141,1014>

Issue 2 –Local Accessibility Difficulties

A. The issue and its significance to Pembrokeshire.

There are concerns over local accessibility, one element of which is congestion, at locations such as Pembroke, Haverfordwest, Milford Haven and Johnston. Other towns and villages in Pembrokeshire also experience such problems, sometimes at the morning and evening peak periods, sometimes as a consequence of local and visitor traffic converging on a tourist hot-spot during the summer peak.

A further issue is the ability of existing transport infrastructure to serve sites identified for new development.

There are also emerging concerns about accessibility in rural areas, in particular availability and quality of rural transport for those without access to a car. The coastal bus services have improved access to some areas, but many inland rural areas continue to experience poor or absent public transport provision.

There are several aspects to the problems, for instance the unsuitability of historic town centres for modern traffic and traffic flows and the volume of traffic entering / exiting towns at the morning and evening peaks.

The current problems are having a negative impact on the economic health and general attractiveness of the towns and villages affected. In Haverfordwest the role of the town as a sub-regional centre needs to be reinforced, one element of which is improving access for everyone.

Congestion could be reduced if more people walked, cycled and used public transport. However Pembrokeshire has not had a culture of cycling; has a lot of hills; the population is dispersed; public transport operates at a modest level and is quite expensive; and fitness levels in the population have declined in recent years as a consequence of an increasingly sedentary lifestyle.

Although public transport services and facilities in the County have been improved, these improvements do not seem to be attracting significant numbers of new passengers from amongst car owners. Rather, the services mainly provide travel opportunities for those without access to private cars. Although there is scope to improve public transport services and frequencies, these will usually require public subsidy. Availability of funding limits what can be achieved and is a constraint.

B. Drivers for change.

- Increases in population - Over the LDP period this could add to the continuing rise in levels of road traffic unless alternatives are found.
- National Government Campaigns to improve health - PCC is working in partnership with the Local Health Board to try to improve the fitness levels in the population which may in the long-term broaden travel choice options for local people by making walking and cycling easier.
- Economic change – the wealth of residents, and ability to gain credit, will have a large impact on car ownership in the County.
- Climate change and aspirations to reduce CO2

C. The Local Development Plan - Opportunities and Constraints

- The Local Development Plan could provide policies to encourage traffic management, traffic calming and pedestrian priority schemes, although this may not be popular with traders and can divert a problem from one location to another, rather than removing it.
- The LDP could require improvements to access to developments through conditions and section 106 planning agreements.
- Travel plans could be required of larger developments to encourage alternatives to car travel.
- The nature of the historic built environment cannot be significantly changed without causing major harm to the character of settlements and is likely to be protected by policies in the Local Development Plan. This may limit the options for traffic reduction and the provision of alternatives to travel by car.
- The location of new development and level of growth option identified by the LDP will have an impact on local accessibility.

D. Spatial implications.

Most current activity is focusing on the Haven towns including Haverfordwest and the routes between them. There is an important link with the provisions of the Wales Spatial Plan on the Haven towns including Haverfordwest. Road and rail infrastructure capacities in locations identified for major growth may need upgrading to accommodate future development requirements.

E. Bibliography.

- Walking and Cycling Strategy for Wales (2002) Welsh Assembly Government <http://wales.gov.uk/consultations/closed/business/951734/?lang=en>
- TAN 18 - Transport (2007) Welsh Assembly Government
- <http://wales.gov.uk/topics/planning/policy/tans/tan18?lang=en>
- Traffic surveys / counts from PCC's T&E directorate
- Unpublished material prepared by PCC working groups, for instance on:
 - Haverfordwest (and district) traffic and parking issues
 - Milford Haven / Johnston / Neyland (and district) traffic and parking issues
 - Pembroke Dock traffic and parking issues
 - Pembroke traffic and parking issues, which are being progressed as part of the Pembroke Regeneration Project

Issue 3 – Vehicle parking and traffic management

A. The issue and its significance to Pembrokeshire.

Car ownership levels continue to rise and with it congestion problems are worsening, particularly in the towns. Road network capacity is not keeping up with the increasing demand to use it. Train services are in general expensive and relatively infrequent, and on the Fishguard line are restricted to a few workings that coordinate with ferry services. Bus services are probably more important and have benefited from new investment, for instance in a bus station in Haverfordwest, low floor vehicles and improved bus shelters with special raised kerbs. However, regular services (every hour or better during weekdays) are restricted to a few key routes and there is little provision during the evening or on Sundays. There are a few commercially operated public transport services in Pembrokeshire, but many more operate with subsidy, for instance from local authorities.

Pembrokeshire is typified by hilly terrain, dispersed settlement patterns and significant distance to regional and national centres. This restricts the use of public transport, cycling and walking.

Parking guidelines and traffic management are tools to address traffic problems rather than being problems in their own right. The underlying problems are the levels of road traffic (and associated trends) and capacity of the network to absorb that traffic. Parking guidelines can help to deliver sustainable travel if used in conjunction with other traffic management measures, enhanced public transport and improved opportunities and facilities for walkers and cyclists.

B. Drivers for change.

- Increasing population and household numbers will increase the potential for congestion.
- Government priorities in transport funding will influence what can be achieved in terms of improving local access by both car and alternative forms of transport.
- Regional Transport Plans set the context for introducing parking guidelines. Preparation of local parking guidelines will also need to tie-in with the anticipated decriminalisation of parking enforcement, which is not expected to be progressed before June 2008.
- Levels of development will influence the amount of improvements that can be secured through section 106 agreements.

C. The Local Development Plan - Opportunities and Constraints

- Once regional guidelines are in place, local parking guidelines could be developed, possibly as SPG to the LDP. These could be used in conjunction with other traffic management measures, can encourage modal switches from private car use to public transport, walking and cycling. However, restricting town centre car parking can result in people travelling to more distant centres in their cars and is usually unpopular with local retailers.
- The duration, frequency, reliability and quality of public transport can influence travel choices. The LDP can encourage different travel choices but cannot dictate investment in them.
- In rural areas, car share schemes are becoming popular and can be promoted by major employers such as local authorities, for instance as part of a green travel plan. Green travel plans could be encouraged through policies in the LDP.

D. Spatial implications.

The problems are most acute in the towns, on the approaches to the towns during peak periods, on the main routes between towns and at rural and coastal tourist locations, particularly during the summer months. However, there are also problems in rural areas which require special solutions, particularly those affecting groups without access to private cars.

E. Bibliography.

- 2001 census – information on car ownership
<http://www.statistics.gov.uk/census2001/census2001.asp>
- Traffic surveys / counts from PCC's T&E directorate
- TAN 18 - Transport (2007) Welsh Assembly Government
<http://wales.gov.uk/topics/planning/policy/tans/tan18?lang=en>
- The Consultation Draft Transport Plan for South West Wales (July 2008) available on the LDP evidence page at
<http://www.pembrokeshire.gov.uk/content.asp?id=15863&Nav=109,141,1014>

Issue 4 – Developing the ferry services to and from Pembrokeshire, developing the ports (and transport corridors to them) as gateway sites, identifying benefits that short sea ferry services can bring

A. The issue and its significance to Pembrokeshire.

The ferry services are a major economic asset to Pembrokeshire and bring a significant amount of both trade and traffic into the County. Despite a drop in passenger numbers over the last 10 years, the ferry services remain reasonably buoyant as their have been increases in freight traffic. However, there is a feeling that more could be done to build on the trading links with Ireland and the benefits that the short-sea shipping routes already bring. Further development at the ports themselves and along the corridors leading to / from them is one aspect of this. There is a belief that more trade could be captured from passing motorists and HGV drivers by introducing attractions / incentives. Pembrokeshire is also on the western edge of Trans-European shipping routes, which may bring other benefits to the County. It may also bring pressures to improve port infrastructure.

B. Drivers for change.

- There is a likelihood that the ferry services between Pembrokeshire and Ireland will continue to prosper. Although plans have in the past been put forward to build a tunnel under the Irish Sea, this remains an unlikely prospect except in the very long-term. Consequently short-sea ferry services will continue to provide one of the main transport links to and from Ireland.
- Proximity to main European shipping routes may also bring new economic and tourism opportunities to the County.
- There is permission for a marina in Pembroke Dock and plans for a marina in Fishguard.

C. The Local Development Plan - Opportunities and Constraints

- There are opportunities to develop the already good trade links with Ireland and this may require additional land / premises to be found to attract employment development or enable the expansion of port related facilities– either at Pembroke Dock / Fishguard / Goodwick or along the road and rail corridors leading to these locations. The LDP could allocate appropriate sites.
- The nature of the road and rail links to the ports is, to an extent, a constraint. Improvements to the links may result in some (probably fairly modest) improvements in journey times and possibly more importantly to ease of travel.
- The LDP will safeguard the lines of road improvement schemes that are programmed to take place in the Plan period.
- The LDP could provide land or policies to facilitate good quality parking for HGVs, linked to roadside services.
- The LDP could provide policies to encourage tourism opportunities to attract visitors passing through the ports.

D. Spatial implications.

The ferry terminals at Pembroke Dock and Fishguard Harbour, together with locations along and close to the main road / rail corridors leading to them.

E. Bibliography.

- UK international sea passenger movements, by port and port area: 1997-2007 (DFT)

<http://www.dft.gov.uk/pgr/statistics/datatablespublications/maritime/passengers/maritimestatistics2007pass.pdf>

Issue 5 – improving ICT links

A. The issue and its significance to Pembrokeshire.

The development of the Pembrokeshire Technium is evidence of the commitment that the County is making to 'knowledge based' business development. It is one of a number of Techniums across Wales. This is a key development for Pembrokeshire and the County Council and Swansea University are the major partners in its delivery and operation.

The development of better ICT support and broadband connections is central to this. Effective use of ICT contributes to the delivery of social inclusion, better and more accessible (particularly for people living in remote rural areas) public services and improved economic performance. It also facilitates home working, which can in some cases reduce travel.

This issue is listed under Priority B, but is equally relevant to Priority C.

B. Drivers for change.

Across Wales, efforts are being made to ensure that communities and businesses have access to both ICT support and broadband infrastructure so that they can benefit from the technological advances. Technology is having an increasing impact on business activity and many other aspects of everyday life.

C. The Local Development Plan - Opportunities and Constraints

- There is an opportunity to improve the line speed of broadband services in the County. LDP policies could require that buildings and services to them are capable of being linked to broadband through the provision of service ducts.
- An LDP cannot force investment in Broadband although there is a wider role for the Council in lobbying for improvements.
- The LDP could include policies on improving telecommunications and setting the criteria for positioning of masts and antennae etc.

D. Spatial implications.

The whole county is affected.

E. Bibliography.

- Broadband notspot registrations (Welsh Assembly Government) – table of areas where individuals have registered on the not spot website since 2005 stating that they cannot access Broadband.
<http://wales.gov.uk/deet/publications/bande/bbnotreg/notrege.pdf?lang=en>
- Press Release – Pembrokeshire Technium Breaks New Ground
http://www.pembrokeshire.gov.uk/content.asp?nav=&parent_directory_id=646&id=8005&Language=

COMMUNITY PLAN PRIORITY C:
Delivering Economic Growth based on Local Need

Community Plan Priority C – Delivering Economic Growth Based on Local Need

Issue 1 – Delivering economic growth based on local need

A. The issue and its significance to Pembrokeshire.

Pembrokeshire has been characterised by poor economic performance and cyclical boom / bust scenarios. Key problems have been low paid jobs, many of which have only been available during the summer season. Boom / bust scenarios have tended to operate on longer term cycles running for several years. Economic performance in past times has been more heavily influenced by external factors (national economic needs and trends) than by local needs. Problems have included persistent unemployment, high levels of economic inactivity, a predominance of low paid / seasonal / part-time jobs, low GDP per head of population, significant training and re-training requirements and over-reliance on a fairly narrow economic base dominated by agriculture, tourism, energy and service industries. Often, there is little value added to products in the County.

This issue is hugely significant in Pembrokeshire, as evidenced by the efforts in recent years to increase the number of people employed, in training, or actively seeking work. Efforts have also been made to broaden the economic base of the county, to increase the number of medium sized businesses and to assist smaller businesses and business entrants (particularly in new growth sectors), for instance through training. This has and will continue to improve the competitiveness of local businesses and the abilities of local people to find and retain good quality jobs. There has also been recognition of the importance of local businesses that operate beyond the county boundary.

The agricultural sector has a large influence on business in the county, through direct employment and also the use of ancillary services and businesses. It is important to support the agricultural sector, and offer assistance and advice to them on adding value to their product, in order to sustain both the industry itself and also the large business community associated with it. Pembrokeshire Produce Direct is a good example of adding value to primary producers' products, which sustains local businesses and benefits the wider community also.

There is an aspiration to create a multi-skilled and adaptable workforce and to increase wealth per head of population. Particular emphasis is being given to the development of the knowledge economy and the infrastructure to support it. It has been difficult to retain young people in the County, particularly those with high skill levels.

Tourism will continue to play an important role in the County, with a need to focus on quality and providing more year round opportunities. The Bluestone project is one recent example of a new development that seeks to address the range of attractions and quality of accommodation for tourists in the County.

The Pembrokeshire Technium will act as a focus for development of knowledge based businesses using ICT. ICT is becoming increasingly important, particularly in the delivery of public services. The County Council is a key partner in the development and operation of the Technium.

The continuing operation and development of the Pembrokeshire ports, including the ferry terminals at Pembroke Dock and Fishguard Harbour, are of key importance, not just for the County but also in the context of links between Ireland and the UK / Europe. The quality of the road / rail links to and from the ferry ports is not particularly good but some improvements are coming forward, particularly on the road links. The ferry services have seen falling passenger numbers over the last 10 years, but remain economically buoyant due to increases in freight traffic.

There are problems in the retail sector, particularly those relating to the qualitative issue in town centres and ensuring continuing town centre vitality and viability.

Opportunities for training and re-training are provided by Pembrokeshire College, by other further education / higher education establishments and by local businesses and organisations. The Technium will act as a focus for ICT based training. The County Council and Pembrokeshire College provide a range of further education and higher education opportunities.

Availability of high quality broadband will benefit the County, but there are concerns about the speed at which this will be made available in different parts of Pembrokeshire. There are opportunities to make better use of broadband where it is already in place and to extend its coverage in the county. Lack of broadband availability in some areas remains a constraint.

Migration trends, particularly the loss of young people, are a concern and a constraint to future economic growth. Skilled youngsters have and continue to leave the County, often returning only towards the end of their working years, or to retire. Some local businesses are struggling to attract labour.

B. Drivers for change.

- National economic needs and trends will continue to be the dominant influence on Pembrokeshire's economic performance, notwithstanding the aspiration to develop more local influence over this situation.
- Major development programmes are having and will continue to have a significant positive influence on the economy. Examples are the development and operation of the LNG terminals and pipelines, the associated power generation projects, the Bluestone project and emerging proposals for various marinas. Some of these schemes will provide limited employment opportunities once the construction phase is over.
- The LNG and power generation projects have themselves been driven by national and international energy issues, particularly those regarding rising energy costs, security of supply and exhaustion of existing sources. There are likely to be spin-off opportunities arising from the new investments.
- European Objective 1 funding has been used to address some of the County's economic problems and European intervention will continue through the emerging Convergence funding programme (which has a different emphasis and aspirations to Objective 1 and is heavily linked to economic growth proposals) and other funding streams such as the Rural Development Fund and Interreg IV A and C.
- The Wales Spatial Plan proposes revitalising the Haven towns (Milford Haven (including Neyland and Johnston), Pembroke, Pembroke Dock and Haverfordwest) through provision of enhanced and complementary functions. This plan envisages these towns forming a cohesive urban area, with links

between them being improved by enhanced public transport. Haverfordwest is a sub-regional centre and this role is being actively developed. Qualitative retail issues are a particular concern here. Fishguard / Goodwick are also identified as Tier 1 towns. The Council will work with the Welsh Assembly Government and other partners to deliver a range of initiatives in the Haven towns and for Fishguard / Goodwick.

C. The Local Development Plan - Opportunities and Constraints

- There are initiatives to develop the Pembrokeshire ports and locations along the transport routes to / from them as gateways into the UK. The LDP could provide policies and allocate land to safeguard transport routes and enable the expansion and improvement of port facilities and other uses that would benefit from locating near ports.
- The LDP could encourage regeneration of Town Centres in the hope of attracting retailers.
- The LDP could provide employment land allocations including large strategic and smaller local sites where needed and policies to enable different business uses including retail and tourism to develop.
- The LDP could support local businesses, including agriculture, by providing policies to support their expansion and/or diversification.
- Allocating land for employment uses will not guarantee the provision of premises as this is reliant on business and/or public sector investment to develop employment land.

D. Spatial implications.

This issue is very broad in its coverage and therefore affects the whole County. The Wales Spatial Plan identifies the Haven towns and Haverfordwest as areas for intervention, but this is not an exclusively urban issue.

E. Bibliography.

- Pembrokeshire SME Survey 2006 Final Report (Comparative Analysis)
<http://www.pembrokeshire.gov.uk/content.asp?id=15863&Nav=109,141,1014>
- PCC Retail Survey
<http://www.pembrokeshire.gov.uk/content.asp?id=15863&Nav=109,141,1014>
- *Pembrokeshire Tourism Industry website -*
<http://www.tourismhelp.co.uk/default.aspx>

Issue 2 – Scale and location of employment and implications of structural changes, for instance in agriculture

A. The issue and its significance to Pembrokeshire.

This issue focuses on what employment exists in Pembrokeshire at the moment, where it is located and how these things might change in the future. The drivers for change and opportunities and constraints for the LDP are similar for issue 1 on delivering economic growth. A number of major development projects are already underway on large brown field sites adjacent to the Milford Haven Waterway (MHW). These are in the energy and power generation sectors. Further development proposals may arise on sites adjacent to the MHW.

There are aspirations to attract new high quality inward investment at the Pembrokeshire ports and along the economic corridors leading to and from them. Sites have been made available through the JUDP, although take-up has been modest to date.

Local requirements for employment land will arise, in particular those that are related to the knowledge economy and the recently constructed Pembrokeshire Technium.

There is continuing interest in employment developments in rural areas of the County. There is also a more general concern about the quality of existing industrial sites and an aspiration to improve their quality.

The trend in retail provision in the County seems to favour the lower end of the market. The qualitative issue, particularly in Haverfordwest, Milford Haven, Fishguard and Pembroke Dock, is proving to be persistent. There are concerns that some town centres are performing poorly and require environmental improvements to make them more attractive as retail destinations.

Bluestone is an example of a tourism development trying to extend the season. Other tourist facilities have aspirations and opportunities to extend the season, quality of provision and range of facilities available. Employment in this sector is likely to expand. The County Council are likely to review the types and locations favoured for tourism developments in conjunction with LDP preparation

Agriculture is moving into a period of transition. Common Agricultural Policy (CAP) reforms have yet to fully come into place. Climate change provides both opportunities and constraints with farmers having to adopt to change growing conditions possibly requiring different crops. There are opportunities to diversify into biofuels and farm shops and add value with secondary products such as icecream.

B. Drivers for change.

- National economic needs and trends will continue to be of importance.
- Changes to agricultural support mechanisms may intensify interest in diversification into other areas of economic activity. The implications of the forthcoming CAP reforms are uncertain at the moment.
- Economic Down Turn.
- Changing attitudes to food with people wanting to know where produce originates from.

C. The Local Development Plan - Opportunities and Constraints

- The County Council has an opportunity to review provision of sites and premises in conjunction with LDP preparation.
- There LDP could allocate new sites for employment and require high quality building and landscaping when employment development occurs on those sites.
- The LDP could allocate land for employment use, however it cannot guarantee that premises will be built where land is allocated. It is often business units that are lacking rather than the land to build them on.
- The LDP could include policies to support appropriate agricultural diversification and/or expansion.
- The LDP could include policies for the expansion of local businesses.
- The LDP could encourage the regeneration of town centres and preserve the built environment, particularly in particular conservation areas.
- Policies could direct certain types of development to town centres and others away from these areas.

D. Spatial implications.

The issue affects the whole County, but the focus will be on the Pembrokeshire towns and ports, also the transport corridors linking the Pembrokeshire ports to the rest of the UK. Issues in rural areas may be smaller-scale, but can play a significant role.

E. Bibliography.

- PCC Employment Land Survey (to be published shortly)
- Pembrokeshire SME Survey 2006 Final Report (Comparative Analysis)
<http://www.pembrokeshire.gov.uk/content.asp?id=15863&Nav=109,141,1014>
- PCC Retail Survey
<http://www.pembrokeshire.gov.uk/content.asp?id=15863&Nav=109,141,1014>
- *Pembrokeshire Tourism Industry website -*
<http://www.tourismhelp.co.uk/default.aspx>

Issue 3 – Rural development, agricultural diversification, energy and tourism as economic drivers.

A. The issue and its significance to Pembrokeshire.

This issue picks up a number of elements dealt with in more general terms under issues 1 and 2 above.

The Wales Spatial Plan and Joint Unitary Development Plan for Pembrokeshire emphasises development in the Pembrokeshire towns, at the ports and along transport corridors to the ports. There are concerns that rural areas are being overlooked and that bespoke solutions are needed to tackle problems and take advantage of opportunities in these localities. Agriculture and tourism continue to make a major contribution to the economic health of rural areas of Pembrokeshire.

It is difficult to be certain about the effects of reform of agricultural policy and support mechanisms (in particular CAP reform, scheduled for 2007). However, further pressure for agricultural diversification can be anticipated. Financial pressures are already leading to amalgamation of farms, so there is a diminishing stock of smaller farms and an increasing number of larger farms. There is also a trend for farms to be split into smaller lots with the house and land being sold separately. In some cases the County Council can influence this situation in its role as a landlord.

Pembrokeshire's tourism industry relies heavily on the quality of the environment and coast and the culture and heritage of the County. There are aspirations to raise the quality of provision (accommodation and attractions), extend the season and increase visitor spending. Initiatives to improve access to countryside and coast by improving rights of way and cycleway provision will also benefit the tourism industry and local residents. Walking remains a popular visitor activity and recreational cycling and horse-riding are becoming more important in Pembrokeshire.

Major energy developments are taking place on brown field sites along the Milford Haven Waterway. The resource currently comprises two oil refineries and a tank storage depot, with LNG terminals and related power generation schemes emerging. Pipelines linking these facilities to the rest of the UK are in place, with more being developed in conjunction with the development of LNG terminals. Pembrokeshire is emerging as a centre for gas import and distribution. There is potential for further energy generation from wind, wave and tidal energy sources, all of which are available in Milford Haven.

At a smaller scale, there has been increasing interest in micro-generation schemes based on sustainable technology. The Energy White Paper discusses renewable energy sources at various scales and of various types, including the potential for use of micro-generation technologies.

B. Drivers for change.

- Changes to agricultural policy and support mechanisms may have a major impact on Pembrokeshire – but at the moment it is difficult to be sure what that impact will be. As recorded above, the challenge for local organisations including the County Council will be to develop appropriate responses once the nature of the reforms is known.

C. The Local Development Plan - Opportunities and Constraints

- The LDP could encourage farm shops and agricultural diversification as well as expansion.
- Policies could encourage renewable energy both at a domestic and larger scales.
- Policies could encourage tourism including attractions and accommodation in suitable locations.

D. Spatial implications.

This issue predominantly affects the rural areas of the County. To some extent it also affects the historic towns, which are important to the tourism industry. The energy element particularly impacts on sites adjacent and close to the Milford Haven Waterway, although micro-generation has potential countywide.

E. Bibliography.

See issue 1, above, for general sources of information.

- **Technical Advice Note (TAN) 6: Agricultural and Rural Development Welsh Assembly Government (2000) this may be revised in 2009.**
<http://wales.gov.uk/topics/planning/policy/tans/tan6?lang=en>
- Rural Development Plan for Wales 2007-2013(Welsh Assembly Government)
<http://wales.gov.uk/topics/environmentcountryside/farmingandcountryside/ruraldevelopment/ruraldevelopmentplan20072013/ruraldevelopmentplan4wales2007/?lang=en>

Issue 4 - Future role of town centres.

A. The issue and its significance to Pembrokeshire.

Vibrant Town Centres are crucial to supporting communities. They play an important economic role within the County as well as creating a sense of place particular to that location and help provide an attractive public realm. The growth in peoples' ability to travel and shop as a leisure activity means that over the last fifty years, our shopping patterns have changed tremendously. People can drive to out of town shopping centres and to more attractive shopping centres further away. In addition, the growth of the Internet and shopping online presents another challenge to small town centres. To support Pembrokeshire's existing Town Centres and encourage retail growth therefore requires careful planning.

The Wales Spatial Plan Interim Statement identifies three complementary hubs within the Pembrokeshire Haven which perform a regional role and will be an important focus for future investment. These are the Haven towns (Haverfordwest, Milford Haven/Neyland/Johnston and Pembroke/Pembroke Dock); Carmarthen and Fishguard/Goodwick. The Haven towns have a combined population of 50,000 people. They need to have complementary roles so that together they can sustain a stronger pattern of retail, leisure and other services than if they were competing.

A full analysis of retail trends for the main town centres is presented in the PCC Retail Survey available on the LDPs evidence pages. A study is due to be commissioned in December 2008 looking at the roles of town and local centres across the County, including the National Park, which will inform LDP policies.

B. Drivers for change.

- Broader trends in the UK and International economy for example, interest rates, inflation and employment trends.
- Growth of neighbouring Authorities retail quarters e.g. the pull of Debenhams at Carmarthen.
- Car parking charges.
- Availability of grant funding for upgrading historic landscape and possibly upgrading some shop frontages.
- Growth of Internet – impact of Online Shopping.
- Economic patterns in Pembrokeshire.
- Changes to Business rate relief introduced by WAG 1st April 2007.

C. The Local Development Plan - Opportunities and Constraints

- The LDP could introduce policies acknowledging the retail hierarchy of settlements and encouraging development appropriate to the level a settlement has in the hierarchy.
- The LDP could identify and encourage the distinctive roles of different towns.
- The LDP could encourage regeneration of town centres, control unattractive advertising in certain circumstances and support and identify car parking needs and traffic calming through policies.
- The LDP could define retail cores and primary frontages, together with appropriate uses in those areas.
- The LDP could identify Local Centres and appropriate policy frameworks for small centres.
- The LDP cannot influence broader economic trends that impact on the High Street.

D. Spatial implications.

The main towns affected are Haverfordwest, Fishguard, Milford Haven, Pembroke and Pembroke Dock. Reference is also made to Narberth, Tenby (National Park) and Carmarthen (Carmarthenshire).

E. Bibliography.

- Pembrokeshire County Council Retail Survey
<http://www.pembrokeshire.gov.uk/content.asp?id=15863&Nav=109,141,1014>
- Colliers' Wales In Town Retail Rents 2006 Report
http://www.colliers.com/Content/Repositories/Base/Markets/UnitedKingdom/English/Market_Report/PDFs/WALESRetailRents06final.pdf
- CACI dataset and modeller (information presented as part of PCC Retail Survey)

COMMUNITY PLAN PRIORITY D:
Encouraging People To Reach Their Potential

Community Plan Priority D – Encouraging People to Reach Their Potential

Issue 1 - Out migration of young and falling pupil numbers.

A. The issue and its significance to Pembrokeshire

The 2001 Census revealed a fall in population since 1991 in the numbers of young children under the age of 6 and young people aged between 17 and 33 in Pembrokeshire. The greatest fall between 1991 and 2001 was in people aged 25 which decreased by 39.43%. PCCs Population, Household and Labour Force Projections show that if the trend of the past 10 years is repeated, that the numbers of young people within the County will continue to fall. It is thought that young people tend to migrate from rural to urban areas in search of higher education and employment and rural areas can later struggle to attract qualified young people back to the area. The out-migration of young people can alter the social balance of communities and contribute to the closure of services such as rural schools.

B. Drivers for change

- The main factors which contribute to the out-migration of young people from Pembrokeshire are the lack of higher education and job opportunities.
- High house prices in Pembrokeshire may also contribute to the out-migration of young people. It is possible that this trend is exacerbated by the in-migration of retirees taking rural homes.

C. The Local Development Plan - Opportunities and Constraints

- The LDP could provide policies to allow for employment development to encourage business start ups, allow for existing business growth and to attract businesses into the County that provide high quality jobs.
- The LDP could facilitate provision of affordable homes in both urban and rural locations.
- The LDP could include a rural exceptions policy to encourage provision of affordable housing to meet local needs, particularly in rural areas.
- The LDP could allocate land for new community schools and include policies to protect or enable the development of other community facilities.
- The LDP cannot directly create job opportunities for young people or influence their aspirations.

D. Spatial Implications

The out-migration of young people and declining pupil numbers is an issue which is experienced countywide. However, falling pupil numbers are likely to have a larger effect on rural schools and communities as a small decline in pupil numbers could threaten them with closure. In response to the falling pupil numbers across the county, Pembrokeshire County Council has produced a schools rationalisation programme which plans to amalgamate a number of smaller schools into larger community schools. The amalgamation of schools in Pembrokeshire will require new sites and buildings and a number of old school buildings will be left vacant, with opportunities for changes in use or re-development..

E. Bibliography

- 2001 Census

- PCC Population, Household and Labour Force Projections (2008) available on LDP evidence base pages
<http://www.pembrokeshire.gov.uk/content.asp?id=15863&Nav=109,141,1014>
- Welsh Local Government Association - *Small Schools Task and Finish Group* – The Future of Education in small schools in Wales - 28th September 2001.
- Single Education Plan 2006/2008
- *The conclusion section of the single education plan states; “pupil numbers will continue to decline in the primary sector for the foreseeable future. Whilst in-migration and economic growth may lessen this decline in some areas, a rise in the number of surplus places in primary schools is forecast and the rationalization programme will continue in line with stated policies and principles”.*

Issue 2 -.Inadequate opportunities for continued education/adult learning

A. The issue and its significance to Pembrokeshire

The 2001 Census recorded that 31% of all people aged between 16 and 74 in Pembrokeshire have no formal qualifications. 'Learning Pembrokeshire' is the new name for Pembrokeshire County Council's adult education service which brings together learning opportunities provided by SIMTRA, community education and lifelong learning. Encouraging lifelong learning enables people to acquire basic key skills and new skills to help local residents compete effectively in the jobs market.

B. Drivers for change

Factors which have increased the value of lifelong learning include the need to encourage economic activity in Pembrokeshire and tackle social exclusion. There are opportunities for people to undertake distance learning courses and access to the Internet is important in assisting this.

C. The Local Development Plan - Opportunities and Constraints

- The LDP may have a limited role to play by having policies that encourage community buildings such as adult learning centres or allocate land for them if a need is identified.

D. Spatial Implications

Community learning centres are located within the main towns in Pembrokeshire e.g. Crymch, Fishguard, Haverfordwest, Milford Haven, Narberth, Neyland, Pembroke Dock and Tenby. The rural areas of Pembrokeshire lack such facilities and opportunities for lifelong learning. In order to encourage opportunities for lifelong learning, the expansion of Pembrokeshire College may require additional land.

E. Bibliography

- 2001 Census <http://www.statistics.gov.uk/census2001/census2001.asp>
- Pembrokeshire Community Profiling Partnership http://www.pembrokeshire.gov.uk/content.asp?nav=101%2C649%2C654&parent_directory_id=646
- Pembrokeshire County Council Single education plan 2006-2008 – focuses on how to deliver education for children and young people. http://www.pembrokeshire.gov.uk/content.asp?nav=647,694&parent_directory_id=646&id=10643&Language=

Issue 3 – Health and/or social inequalities.

A. The issue and its significance to Pembrokeshire

Health and well-being has a major impact upon the quality of life for residents in Pembrokeshire. “Levels of health are better in Pembrokeshire overall than across Wales, with lower than average long-term illness and disability” (Community Plan, p4). Life expectancy at birth in Pembrokeshire in 2003 was estimated to be 76 years for males (Wales: 75.81) and 80.5 years for females (Wales: 80.31). (Office for National Statistics). Other health indicators from the 2001 Census place Pembrokeshire slightly above the Welsh average (see table below).

	Pembrokeshire	Wales
Limiting long term illness 23.3%	22.3%	
General Health ‘not good’	11.2%	12.5%

Despite the above figure pockets of deprivation exist and there is a need to reduce health inequalities in conjunction with other forms of deprivation. In Pembrokeshire there are a number of properties which are in need of renovation. The 2001 Census indicates that the percentage of properties in Pembrokeshire without central heating is 12.68% compared with an all Wales average of 7.51% (Pembrokeshire Housing Strategy).

B. Drivers for change

There is a national emphasis upon health education and prevention of illness and disease. The following factors can affect health and well-being;

- The economy, culture and environment;
- Income, job and working conditions;
- Living conditions and housing;
- Community support;
- Lifestyle; and
- Access to recreational open space.

C. The Local Development Plan - Opportunities and Constraints

- The LDP could focus development in locations where there is provision of accessible and high quality health and social care services. It can also provide policies and land for provision of those services.
- The LDP could help promote health and well-being by providing access to recreational open space and ensuring routes for walking and cycling are given priority in new developments.
- Policies could require high quality, energy efficient housing built to incorporate lifetime homes standards which will help promote health and well-being.
- The LDP cannot improve the quality of existing housing, which makes up the majority of housing in the County.

D. Spatial Implications

Challenges in providing accessible medical care in rural areas.

E. Bibliography

- 2001 Census <http://www.statistics.gov.uk/census2001/census2001.asp>

- Pembrokeshire County Council and Pembrokeshire Local Health Board - Health, Social Care and Well-Being Strategy
http://www.pembrokeshire.gov.uk/content.asp?nav=101,558&parent_directory_id=646&id=7183&Language=
- The Six Acre Standard – Minimum Standards for Outdoor Playing Space (1992)
The National Playing Fields Association recommends a minimum standard for outdoor playing space of 2.4 hectares per 1000 population.
- A Breath of Fresh Air – Access for Health, Well-Being and Prosperity
Wales' high quality environment offers many opportunities for walking and recreational activities. Access to the countryside and the quality of that countryside are key ingredients for the future prosperity and well-being of Wales as a nation: one in six Welsh jobs being directly linked to the environment.
- Health Challenge Wales (2004) National Assembly for Wales

Issue 4 – Inadequate/inappropriate health care provision.

A. The issue and its significance to Pembrokeshire

Health and social care services are under increasing pressure from public demand caused by a range of factors; increase in people above retirement age and increased life expectancy; increasing obesity, increasing hospital waiting lists, declining numbers of individual doctors' surgeries due to their merger into larger, multi-purpose surgeries, and declining numbers of NHS dentist numbers. .

The rural nature of Pembrokeshire can lead to an undesirable distance for many people to travel to reach health care facilities, especially hospitals (Community plan, p4). The increasing specialisation of health services could further increase the distance people have to travel in order to reach health care provision.

B. Drivers for change

- The trend for the development of community health care centres that house a number of health care services under a single roof.
- Address health inequalities by: helping people to look after their health through healthier lifestyles; ensuring good access to all local services and; tackling other socio-economic determinants of health, addressing the barriers to enable people to make healthy life choices. Concerted efforts are in particular needed in the most deprived communities (WAG, WSP, p13).

C. The Local Development Plan - Opportunities and Constraints

- The LDP cannot directly improve health care provision but it can provide new sites or policies to facilitate development of new community health care centres.
- The LDP could encourage new development such as housing in locations well served by health services, and/or require new health facilities on major development sites.

D. Spatial Implications

The north of Pembrokeshire lacks a hospital and is some distance away from Withybush hospital in Haverfordwest. The south of the County is served by Tenby Cottage Hospital and South Pembrokeshire Hospital situated in Pembroke Dock.

E. Bibliography

- Community Plan for Pembrokeshire 2003/2008
- <http://www.pembrokeshire.gov.uk/content.asp?id=6979&d1=0>
- Health Challenge Pembrokeshire The Health, Social Care and Well-being Strategy 2005 – 2008, by Pembrokeshire County Council and Pembrokeshire Local Health Board
http://www.pembrokeshire.gov.uk/content.asp?nav=101,558&parent_directory_id=646&id=7183&Language=
- Improving Health in Wales: A Plan for the NHS with its Partners (2001)
- https://www.rcgp.org.uk/pdf/ISS_SUMM01_01.pdf

COMMUNITY PLAN PRIORITY E:
Promoting a Clean, Healthy and Valued Environment

Community Plan Priority E – Promoting A Clean, Healthy and Valued Environment

Issue 1 - Recycling.

A. The issue and its significance to Pembrokeshire

Waste generation in Pembrokeshire was just over 77,000 tonnes in 2005/2006.

Pembrokeshire had one of the worst recycling rates in Wales, although a recent push to compost and recycle should have improved the situation. Pembrokeshire's recycling & composting rate for 2002/03 was 15.45% rising to 21.14% in 2005/06 but the Council is still failing to reach the 25% target. Fines can be incurred for not meeting EU targets. There is a need to minimise the amount of waste produced, encourage recycling and decrease the amount of waste going to Landfill in order to meet national targets.

B. Drivers for change.

- Waste has increased by an average of 2.37% per annum since 2002 and will continue to rise as population and household numbers increase.
- The National Assembly for Wales endorses the waste hierarchy which follows the principles of self sufficiency and proximity and sets out how waste should be dealt with in the order of preference described below:

Reduction - ...of waste and the use of natural resources

Re-use - ...of materials and products

Recovery: composting and recycling

Recovery: Energy from waste

Disposal - ...to landfill or incineration without energy recovery

EU Landfill Directive 1999

Article 5.2 of the EU Landfill Directive requires the UK to achieve the following targets which have been adopted by the Welsh Assembly Government:

Year	Target	BMW Landfill Allowance (tonnes)
2010	No more than 75% of the BMW produced in 1995 can be landfilled ¹ .	29,481
2013	No more than 50% of the BMW produced in 1995 can be landfilled ²	19,516
2020	No more than 35% of the BMW produced in 1995 can be landfilled ³	13,703

Source: PCC Municipal Waste Strategy 2004

BMW: Biodegradable Municipal Waste

1. Derived from letter to all Local Authority Chief Executives dated 18th August 2004: "The Landfill Allowance Scheme: Allocation of Allowances". Letter published in the internet at www.wales.gov.uk
2. Derived from the decrease in the allowance for all of Wales, from "Consultation on implementation of the Waste and Emissions Trading Bill including the Municipal Waste Management (Wales) Regulations" July 2003, WAG.

C. The Local Development Plan - Opportunities and Constraints

- The LDP could encourage new housing development to include waste recycling sites.
- Policies could ensure that space standards in new housing allow for the segregation of waste.
- The LDP could allocate land for recycling facilities and civic amenity sites if a need arises.

D. Spatial Implications

The orange bag recycling scheme covers the whole of Pembrokeshire, as of July 2008.

E. Bibliography

- National Waste Strategy for Wales 'Wise about Waste'

Provides a land use planning framework for managing waste based on four principles; regional self-sufficiency, the proximity principle, the waste hierarchy and sustainability. The document sets the following targets;

- by 2006/07 achieve at least 25% recycling/composting of municipal waste with a minimum of 10% composting (with only compost derived from source segregated materials counting) and 10% recycling;
- by 2009/10 and beyond achieve at least 40% recycling/composting with a minimum of 15% composting (with only compost derived from source segregated materials counting) and 15% recycling.

- South West Wales Regional Waste Plan First Review (August 2008)

Sets the objectives of regional self-sufficiency and highlights the importance of following the waste hierarchy. It sets the context for the Authority to produce its waste strategy. See PCC LDP Evidence Page

<http://www.pembrokeshire.gov.uk/content.asp?id=15863&Nav=109,141,1014>

- PCC Municipal Waste Management Strategy 2004

Outlines the options for the future management of waste in the County.

Identifies opportunities for improving recycling and more sustainable disposal in general some of which are identified below.

- Milford Haven is one of the busiest ports in the UK and Fishguard and Pembroke provide strategically important sea links to Ireland. Pembrokeshire's accessibility to international markets could provide opportunities to import, sort and export recyclable waste on a regional or even national basis.
- Improving the efficiency of waste separation for recycling at each of the existing Civic Amenity sites.
- Increase the number of "bring sites" and improve existing facilities.

- Provide additional treatment and disposal facilities such as for incineration and anaerobic digestion.
- Energy recovery from incineration could provide opportunities for district heating and help meet other targets for reducing energy consumption and reducing fuel poverty.
http://www.pembrokeshire.gov.uk/content.asp?nav=107,559,568&parent_directory_id=646&id=6428&d1p1=1
- Pembrokeshire Strategic Framework 2007-2013 Socio-Economic & Environmental Analysis Version 4.0 Last Modified: 18 September 2006

Issue 2 - Renewable Energy.

A. The issue and its significance to Pembrokeshire

Wales has one of the best wind and water resources in Europe, and the Wales Spatial Plan identifies Pembrokeshire as a possible energy centre. Nevertheless renewable energy has to be considered against the wider context of energy demand and supply, particularly in Pembrokeshire where the oil and power generation industry has a significant impact on the local area.

A recent report published by the DTI shows that in 2004 Pembrokeshire had the second highest emission rate for CO₂ in Wales after Neath Port Talbot. The two oil refineries on the shores of Milford Haven are the main source of carbon dioxide, being responsible for around three quarters of total emissions. The second largest source in the county is energy use in homes, followed by transport⁴. In terms of domestic emissions Pembrokeshire emits 3 tonnes of CO₂ per capita the fifth highest in Wales and above the Wales (2.7 tonnes) and UK (2.6 tonnes) average. The LNG developments on the shore of Milford Haven and new Power Stations will add to the already high carbon dioxide emissions in Pembrokeshire. There have been discussions on the possible development of two gas fired power stations in Pembrokeshire which, whilst contributing to lower CO₂ emissions nationally, will further increase local emissions.

Pembrokeshire generates less than 1% of its energy resources from 'renewable sources' compared to the Welsh average of 3%⁵. Pembrokeshire Bio-Energy Ltd promotes sites for the processing and distribution of biofuels. £5 million of Objective One funding was granted towards the development of a Wave Dragon Wave Energy demonstration project off the Pembrokeshire Coast. Stage 1 will involve the building and deployment of a 7MW unit near West Dale Bay which could supply electricity for up to 6,000 homes. After a 3-5 year trial up to 7 units could be deployed. The Pembrokeshire Energy Technium has been developed to conduct specialist academic research and development into energy.

B. Drivers for change

- Population and household increases in the County increase energy demand.
- National and international concern over climate change and the national targets to implement renewable energy sources and increase energy efficiency. WAG energy policy is to secure 4 TWh per annum of renewable electricity production by 2010 and 7 TWh by 2020. The WAG concluded that 800 MW of additional installed capacity is required from onshore wind sources and a further 200 MW of installed energy is required from offshore wind and other renewable technologies (TAN8).
- Global energy prices and concerns over security of supply. Oil and gas prices have risen consistently over recent years and political instability in the middle-east has led to concerns over supply. Some experts believe that world oil reserves are now past their peak. Gas supplies to Europe were disrupted in 2006 because of a dispute between Russia and the Ukraine.
- Rises in energy prices and new carbon sequestration techniques mean that Coal could become viable and the WAG requires the Authority to safeguard the coal resource in Pembrokeshire which runs from Saundersfoot to Newgale (Consultation Draft MTAN2 (Wales) Coal (January 2006) and Second Consultation Paper Draft MTAN 2 (Wales) Coal (February 2008)).

- The WAG wants to 'actively promote' microgeneration; that is, the generation of heat and/or electricity at the domestic or community level by means that result in zero, or low, carbon emissions. The WAG's aspiration is for all new build to be Carbon Neutral from 2011 and micro-generation will have a role to play in achieving this. The planning system has recently been criticised for hindering the development of micro-generation and reforms are currently being made to include it under The General Permitted Development Order.
- Building Regulations Part L introduced in April 2006
The Home Energy Conservation Act requires the Authority to seek to reduce domestic carbon emissions, the targets placed on the Authority are unlikely to be met. Renewable energy installation, at a micro and large scale, will go some way to reduce the County's currently high levels of CO2.

Pembrokeshire will need to consider means of treating residual waste from 2010 onwards and processes that capture heat energy may be considered.

C. The Local Development Plan - Opportunities and Constraints

- Policies could encourage both domestic and large scale renewable energy projects.
- The LDP will have to safeguard the coal resource in Pembrokeshire, although this will not provide renewable energy.
- The LDP will need to protect Pembrokeshire's high quality landscape and proximity to the National Park will constrain opportunities for large scale windfarms.

D. Spatial implications

- The Wales Spatial Plan states; "the area's (Pembrokeshire's) energy sector, including renewables, is an opportunity which should be exploited... to develop the potential of tidal and wave power as an economic opportunity for the area" (p58).
- Pembroke Power station and the oil refineries have meant that the South of the County has been important for energy production for many years and has good national grid connections. Background papers to TAN 8 have identified the Haven employment sites as having potential for medium sized wind farms (up to 25 MW) and the Wave Energy Scheme along with the work of the Technium mean that the south of the County will continue to be important.
- The development of community energy supplies is supported in order to move towards self-sufficiency and this should be encouraged across the whole County.

Bibliography

- http://www.pembrokeshirecoastalforum.org.uk/documents/EnergiesTopicPaper_000.pdf#search=%22Pembrokeshire%20%2B%20renewable%22
- http://www.foe.co.uk/cymru/english/press_releases/2006/cc_gas_high.html from 'Local and regional CO2 Emissions estimates for 2004' by Netcen for DEFRA. www.defra.gov.uk/environment
- 'The Pembrokeshire Energy Study' by the Pembrokeshire Energy Agency, January 2003. The Pembrokeshire Energy Agency ran from June 2000 to September 2003 under a three-year contract with the Energy Directorate of the

European Commission and in partnership with the West Wales Eco Centre and Pembrokeshire County Council.

- West Wales Eco-Centre
- Micro-generation Action Plan for Wales Consultation Document (WAG) April 2006.

<http://www.energysavingwales.org.uk/index.cfm?fuseAction=DM.download&fileUUID=25525BD5-D56F-E4BD-5F5AFB924600BDEE>

The WAG wants to actively promote microgeneration and produce an action plan on ways of facilitating its update. The document aims to; raise awareness, develop the Welsh microgeneration sector, promote best practice, research and development.

- The Renewable Energy Potential in Dyfed – A Preliminary Assessment Volume 1 Derek Taylor & Charmian Larke (May 1990)

Issue 3 - Use of Brownfield sites and urban capacity study.

A. The issue and its significance to Pembrokeshire

The principles of sustainable development, and Government guidance, require that land should be developed close to transport hubs and services and that in most cases previously developed land should be developed in preference to Greenfield sites.

Pembrokeshire is predominately a rural County and the largest Brownfield sites are associated with industrial development along the Haven waterway, rather than in towns, or at former airfield sites and on military bases. Some of these sites may be of ecological significance, or in unsustainable locations, and therefore not appropriate for development.

B. Drivers for change.

Government guidance and the drive for sustainable development – Planning Policy Wales (2002) states that wherever possible previously developed (Brownfield) land should be used in preference to undeveloped (Greenfield land), although the Welsh Assembly recognises that not all previously developed land is suitable for development.

The Wales Spatial Plan Update 2008 stresses the importance of the Haven Towns for future development which are identified as Haverfordwest, Milford Haven and Neyland, Pembroke and Pembroke Dock, with Fishguard and Goodwick playing an important role in the North of the County.

C. The Local Development Plan - Opportunities and Constraints

- The LDP could allocate brownfield land for development, LDP policies could require that brownfield land is developed first in preference to Greenfield (unless the brownfield land is in an unsustainable location).
- Policies could encourage the re-use and or re-development of existing buildings.

D. Spatial implications

- Pembrokeshire's main towns are coastal (Fishguard and Goodwick) or next to Rivers (Haverfordwest, Neyland, Pembroke, Pembroke Dock and Milford Haven) and Brownfield sites may fall within areas at risk of flooding. TAN 15 restricts Brownfield development in C2 areas (poorly protected floodplain) to sites necessary for regeneration or employment or identified in a strategy as needed to sustain a settlement, providing flooding consequences are acceptable and highly vulnerable development such as housing is not proposed.
- Some opportunities for developing Brownfield sites may be hampered by contamination. There are over 4,000 contaminated land sites in Pembrokeshire. The sites are ranked according to the human health risk.
- Some Brownfield sites in Pembrokeshire are in locations that score poorly on sustainable development criteria, due to their inaccessibility by public transport.

E. Bibliography

- Planning Policy Wales (2002) Welsh Assembly Government
<http://wales.gov.uk/desh/publications/planning/ppw/ppw2002e.pdf?lang=en>
- PCC Housing completions and commitments database.
- Licensing and pollution control section statistics on contaminated land (Sian Thomas).

- Urban Capacity Study for the JUDP in 2001.

Issue 4 - Quality of design/local distinctiveness.

A. The issue and its significance to Pembrokeshire

A greater level of interest in design issues has emerged with calls for higher design standards in both urban and rural areas. Promoting local distinctiveness to preserve and enhance the local characteristics and qualities that combine to give a place a unique identity is a major issue. Good quality, distinctive design can regenerate local areas, attract inward investment, and improve local and visitor perceptions and experience of an area.

B. Drivers for change

- There is widespread concern over climate change and a push for sustainable high quality development incorporating renewable energy technologies.
- The Wales Spatial Plan 2008 Update identifies respecting distinctiveness as a critical issue and highlights different roles for each of the town centres. It stresses that the need for the Haven Towns in particular to complement, rather than compete against each other.
- There is concern over the homogenisation of High Streets. Chain stores increasingly dominate shopping areas and compete out smaller retailers resulting in town centres being indistinguishable from one another producing 'clone towns'.
- The Design Commission for Wales has been established to promote high quality design.
- Lottery and other sources of funding are available for Town Centre regeneration.

C. The Local Development Plan - Opportunities and Constraints

- Policies and design guidance could promote and ensure that in the future high quality and locally distinct design is implemented as standard throughout Pembrokeshire.
- Promoting high quality design will help to regenerate town centres.

D. Spatial implications

Good design needs to be promoted throughout Pembrokeshire, particularly in the designated conservation areas and town centres.

The table below highlights the absence of conservation area statements, management plans and design guidance for most conservation areas in Pembrokeshire.

Conservation Area	Designation Date	Character Statement	Maintenance and Management Plan
Carew	28/03/1990		Draft produced
Carew Cheriton	28/03/1990	Draft produced	
Cosheston	10/11/2003		
Eglwysrwr	01/10/1994		
Fishguard	Jan 1976 revised Aug 1992		
Goodwick	01/08/1992		Aug-00
Haverfordwest	15/11/1975		Adopted
Honeyborough	10/11/2003	Draft produced	
Lamphey	02/06/1993		Jun-99
Llangwm	15/11/1975		Jun-99
Llawhaden	04/03/1992		

Lower Town	Jan 1976 revised Aug 1992		
Mathry	15/11/1975		
Milford Haven	15/11/1975		
Narberth	18/01/1978	Draft	
New Moat	07/11/2001		
Neyland	15/11/1975 revised 30/06/1998	Jun-99	Aug-00
Pembroke	25/07/1973	Draft Produced	
Pembroke Dock	28/09/1994 revised 02/11/1999	Adopted	
Penally	04/01/1978		
Scotsborough House	01/03/1995		
St. Dogmaels ⁶	15/11/1975		
St. Florence	04/01/1978		
Wiston	12/03/1991		

E. Bibliography

- Listed Buildings Register
- Schedule of Ancient Monuments
- Clone Town Britain: The survey results on the bland state of the nation, New Economics Foundation. (2005)
In the Clone Town Survey Haverfordwest is listed as having a score of 24.5 which is classified as a Clone Town.
- Design Commission for Wales – A Model Design Guide for Wales Residential Development March 2005
Identifies 10 principles for design; Natural Heritage; Compactness; Accessibility and Ease of Movement; Legibility; Character and context; Continuity and Enclosure; Public Realm; Variety and Diversity; Adaptability and Resource Efficiency.
- CADW Converting Historic Farm Buildings in Wales A Guide to Good Practice (2004)
<http://www.cadw.wales.gov.uk/upload/resourcepool/Converting%20Historic%20Farm%20Buildings%2029854.pdf>
- Technical Advice Note 12 – Design
<http://wales.gov.uk/topics/planning/policy/tans/?lang=en>

Issue 5 - Regeneration of poor quality urban environment.

A. The issue and its significance to Pembrokeshire

This is linked to urban capacity and quality of design and local distinctiveness. Wales has some of the oldest housing stock in Europe and some buildings in Pembrokeshire's towns date back hundreds of years, some of which are in a poor state of repair and lack facilities. Most of the population live and/or work in towns and an attractive environment is important to attract business, shoppers, retailers, and visitors. The Wales Spatial Plan places an emphasis on developing the Milford Haven waterway, which will impact upon Pembroke, Pembroke Dock and Milford Haven in particular.

Haverfordwest – County market town, and the administrative and shopping sub-regional centre for the County. Haverfordwest Townscape Heritage Initiative aims to regenerate the County town through building conservation in the town's conservation area. It is a 5-year project with £2.5 million grant aid funding from PCC, the Heritage Lottery Fund, CADW and the WDA, including a new leisure centre development at St Thomas' Green.

Pembroke – Market town.

The Pembroke Community Regeneration study (2003) has the following objectives;

- To help regenerate the town of Pembroke by making it more attractive to visit and stay longer, and in this way improve the quality and mix of retail and service business in the town centre and conserve and enhance the historic architecture of the town.
- To improve accessibility to the employment sites on the south bank of the Haven and so enhance their attractiveness for inward investment.

The regeneration initiatives are focused around transport initiatives to reduce and manage traffic on Main Street and Westgate Hill and regenerate North Quay and South Quay.

Pembroke Dock – A key port and ferry terminal and local shopping centre, especially for convenience goods. A major extension to the hospital is nearing completion, the Technium is open. Martello Quays Ltd has permission to construct a new marina and associated mixed –use development at Pembroke Dock. The scheme will consist of; residential houses and apartments; commercial uses including retail floorspace, offices and leisure uses; hotel and casino; marina including yacht club and marina control building; multi-storey car parking. The Docks have been substantially regenerated with grant funding from the heritage lottery fund.

Fishguard – Key port and ferry terminal. First phase of marina development with fishing quay and small business units is estimated to cost £8M with £2M Objective One funding and match funding from WAG. Town centre relief road.

Narberth – Market town has a number of high quality gift shops, galleries, antique shops, pubs. Queens Hall is the Community venue for cultural and social events.

Milford Haven – Key port. The docks operated in the Milford Haven Waterway by the Milford Haven Port Authority are the fifth largest in the UK in terms of the vessel landings and the freight tonnage. The Wales Spatial Plan places an emphasis on developing the Milford Haven Waterway. The regeneration of Milford Docks could be a catalyst for further regeneration. Recent attempts to secure funding for a Townscape

Heritage Officer for Milford Haven have been unsuccessful. A current study is examining the role of the historic town centre and links between this area and the marina/Haven Head shopping centre.

The JUDP placed an emphasis on regenerating Milford Haven, Neyland and Pembroke Dock.

B. Drivers for change

- A main driver for regeneration projects is to attract inward investment and economic growth by creating attractive town centres.
- The expansion of Carmarthen as a retail centre and the opening of Debenhams could possibly have a detrimental impact on Haverfordwest as a sub-regional shopping centre.
- European Convergence funding.
- Townscape enhancement schemes, e.g. Haverfordwest & Pembroke Dock.

C. The Local Development Plan - Opportunities and Constraints

- Policies to preserve retail and control out of centre development should maintain town centres, but a review of town centre boundaries is likely to be needed.
- Policies could encourage regeneration and ensure high landscaping and good design of new development in urban areas.
- Transport policies particularly on traffic calming could increase the attractiveness of Town Centres.
- Haverfordwest is subject to flooding with extreme events potentially affecting Quay Street, Bridge Street and Castle Square. These areas will be an important part of any regeneration and the LDP will have to strike a balance between minimising flood risk and enabling regeneration.
- The majority of town centres are privately owned.

D. Spatial implications

Regeneration opportunities are often associated with waterfront locations but may be constrained by the need to avoid flood risk areas.

E. Bibliography

- A Pembroke Dock Town Regeneration Programme and Town Heritage Initiative sets out the aims and outputs of the initiative from 1999-2006.
- Fishguard and North Pembrokeshire Regeneration Plan, (2003) by WAG, PCC and 'Team Wales' agencies prepared to address the Dewhirst closure. 7 themes; communications, port and marina development, town centre, business support, lifelong learning, tourism, communities.
<http://www.pembrokeshire.gov.uk/content.asp?id=5259&d1=0>
- Pembroke Community Regeneration Project (Faber Maunsell) February 2007.

Issue 6 - Climate change/flood zone considerations.

A. The issue and its significance to Pembrokeshire

Scientists predict climate change will produce extreme weather patterns with hotter drier summers, causing potential water supply problems, and milder wetter winters. There is likely to be an increase the frequency of flooding and high winds putting people, property and infrastructure at risk. Hotter summers may increase tourism demand in the County but could also have adverse affects on health and increase energy use for air conditioning. Milder winters should reduce the need for space heating and reduce carbon emissions. Transport waste and energy infrastructure may be disrupted because of flooding or extreme temperatures (rail and road).

Most of the main population centres in Pembrokeshire are on the coast or along the tidal reaches of rivers and could be adversely affected by sea level rises, heavier rainfall increasing river flooding, or more frequent storm surges causing flooding from the sea. In addition to the Authority's role in managing future land use Pembrokeshire County Council is an operating authority under the Coast Protection Act carrying out works to protect against erosion or encroachment from the sea.

B. Drivers for change

- Population and household increases will increase demand for resources including energy and water with implications for CO2 emissions, water supply and surface water run off associated with urbanisation.
- International targets to reduce greenhouse gas emissions require measures to reduce energy use in buildings and by transport and industry.
- Wales Spatial Plan requires Authorities to: "Work now to help the environment, economy and society adapt to climate change's potential impacts, including flood risk."
- Government guidance is to avoid developing in areas at risk of flooding.

C. The Local Development Plan - Opportunities and Constraints

- The LDP could include policies to conserve water.
- Policies could be introduced to reduce the impact of flooding for example wider use of sustainable urban drainage systems and ensuring development is encouraged away from flood risk areas.
- Policies on design, siting and orientation of development could reduce carbon emissions and impact on climate change whilst ensuring adaptation to it.

D. Spatial implications

- Water supply issues could affect the whole county during drier summers.
- Regeneration opportunities are often associated with waterfront locations but may be constrained by the need to avoid flood risk areas. The issue of flooding is most significant in the coastal areas of Pembrokeshire in the Pembrokeshire Coast National Park, but also in Haverfordwest. Flood events in towns, and villages along the tidal reaches of rivers are likely to increase in future.

Flood risk areas A, B, C1, and C2 were identified in TAN 15. C2 is unprotected floodplain and the most restricted zone. All residential premises are classified as highly vulnerable development and are not suitable in C2 areas. General industrial, employment, commercial and retail developments are classified as less vulnerable

developments and may be permitted on Brownfield land that contributes to regeneration of the Authority's economic development strategy.

E. Bibliography

- TAN 15 Welsh Assembly Government
<http://wales.gov.uk/topics/planning/policy/tans/tan15?lang=en>
Zones A, B, C1 and C2 are electronically mapped and held on datasets by PCC.

The Environment Agency has their own flood risk area maps that are different to the WAG definitions.

- Environment Agency Flood Management Plans
<http://www.environment-agency.gov.uk/subjects/flood/1217883/1217968/907676/>

Environment Agency Catchment Abstraction Management Plans

- Planning for Climate Change Welsh Assembly Government(consultation December 2006)
<http://wales.gov.uk/consultations/closed/planning/1193217/?lang=en>
- The Cleddau and Pembrokeshire Coastal Rivers Catchment Abstraction Management Strategy (CAMS) – December 2006 http://www.environment-agency.gov.uk/commondata/acrobat/gewa1206blktee_1694284.pdf

The Strategy describes how abstraction will be managed up to 2013. The area is divided into water resource management units and describes the amount of water available and what restrictions might apply.

Shoreline Management Plans – These describe the objectives of the Authority with respect to coastal protection.

Issue 7 - Mineral Extraction.

A. The issue and its significance to Pembrokeshire

There are a number of quarries supplying sand, gravel and hard rock in the County with reserves lasting beyond 2021. Some of these are situated within the Pembrokeshire Coast National Park. Pembrokeshire also contains a section of the South Wales Coalfield which needs to be safeguarded. The LDP is also likely to safeguard some other mineral resources. A topic study prepared during the JUDP inquiry suggested that the Authority has ample aggregate supply for the duration of the JUDP and LDP too but this may no longer be the case. Large developments such as Bluestone, the Power Station and LNG plants mean that previous assessments of the supply in years may be an overestimate, some reserve estimates have been revised, there are new requirements regarding landbanks and there is a long term aspiration to move minerals production away from National Park locations.

B. Drivers for change

- Large scale construction associated with LNG plants and the Bluestone Project along with future house building will increase demand for aggregates.
- Increase in energy costs and concerns over security of supply coupled with advances in carbon sequestration could make coal extraction viable in the future.
- Pembrokeshire has to safeguard its coal resource which extends between Saundersfoot and Newgale. As energy prices and concerns of security of supply increase coal may become viable.
- There are also wider safeguarding requirements for other mineral resources than on previous plans.
- The construction industry always needs aggregates. Construction through the remaining JUDP and the LDP period will require a supply of locally produced sand and gravel providing income and employment.
- Relics of mining and quarrying form part of Pembrokeshire's industrial heritage and some have become features in the landscape and may provide habitats contributing to the biodiversity of Pembrokeshire in addition to recreation potential such as fishing.
- Increased dredging activity in the Bristol Channel might however take some of the pressure off LPAs to find new land based resources.

C. The Local Development Plan - Opportunities and Constraints

- The LDP will be required to safeguard some mineral deposits including the coal resource.
- Safeguarding mineral deposits might sterilise land for other developments, although it might be possible to remove it in advance of development in some cases.

D. Spatial implications

- The coal resource stretches from Saundersfoot to Newgale.
- Quarries are situated across the County.
- Permanent development is not permitted in the coal safeguarded area and associated buffer zone preventing villages expanding there.
- Safeguarding other mineral deposits may also limit development opportunities in some areas.

- There is a long term aspiration to move minerals production out of the Pembrokeshire Coast National Park which has implications for other S.W. Wales minerals planning authorities.

E. Bibliography

- BGS – coal resources in Pembrokeshire in MTAN2
- Minerals Planning Policy Wales (Welsh Assembly Government)
Sets out key principles for sustainable mineral development which include providing mineral resources to meet society's needs, safeguard resources, protecting the environment and using resources efficiently including re-using and recycling materials.

http://www.carmarthenshire.gov.uk/attached_files/Emily%20-%20Planning/Forms/Minerals%20Planning%20Policy%20Wales.pdf

- MTAN 2 Coal (Welsh Assembly Government)
<http://wales.gov.uk/consultations/closed/planning/finalcoaltanconsultation/?lang=en>
- South Wales Regional Aggregates Working Party
<http://www.swrawp-wales.org.uk/>