

**Sustainability Appraisal of the Pembrokeshire Coast National Park Replacement Deposit Local Development Plan March 2018**

**Appendix A: Detailed Policy Appraisal**

Sustainability Appraisal Key:

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

**Sustainability Appraisal of the Pembrokeshire Coast National Park Replacement Local Development Plan Preferred Strategy May 2017:**

**National Park Purposes and Duty**

Development continues to respect and where possible enhance the special qualities. This means that the Park's population will not be able to increase significantly. The limited opportunities for development that can be made available are wherever possible made available for development that contributes most to sustaining local communities where compatible with the statutory National Park purposes.

Tenby, Newport, Saundersfoot, St Davids and many of the National Park's more rural communities have accommodated additional growth in housing in order to facilitate the delivery of affordable housing for the communities of the National Park. Employment development has been focussed at the Plan's centres. The National Park countryside continues to be the setting for many diverse interests and activities including farm diversification schemes and the conversion of buildings to various uses along with some limited housing opportunities.

New development has been predominantly directed to communities with sufficient services and amenities linked by a convenient, low-impact and affordable public transport network. Significantly improved cycle, footway and public rights of way networks provide a clean and easily accessible means of transport for our communities as well as support for increased recreational activity.

In common with the rest of the United Kingdom, the Park has been adapting to the changing climate. Development is more sustainable in design. There is, in new development, a distinctive but subtle vernacular building style that combines the best of the old with the best of the new. Renewable energy generation schemes are more popular. Development has been directed away from areas that are or will be prone to inundate or flood.

The Park benefits from being an unbeatable socially inclusive year-round visitor destination concentrating on its strengths: low impact marine and coastal recreation, access to wildlife-rich countryside, and peace and quiet.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	The farm diversification schemes aspired to in the vision are likely to represent a significant means by which farming and forestry become more viable while delivering the environmental and social benefits required by this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel,	+	The goal of an effective and low-impact public transport system, coupled with development located to most effectively exploit this, and in improved infrastructure for cycling and walking will mean that residents and

especially by private car.		visitors will have real alternatives to using cars in most circumstances.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	The opening statement of the Vision is for a National Park that has retained, or even enhanced the special character of its landscape and built environment.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Improvements to cycle ways and footpaths will facilitate the activities sought by this Sustainability Objective. The final paragraph envisages a Park where activity in the Park very much reflects this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	+	The aspiration is for a Park that has something to offer and attracts visitors throughout the year.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	++	The aspiration for building design that takes into account the changing climate, and the avoidance of vulnerable areas indicates that the Local Development Plan will contribute to meeting this Sustainability Objective.
7. Reduce factors contributing to climate change.	+	The aspiration for a transport system less dependent on cars, and development that is sustainably designed and increased use of renewable energy accords with this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The vision recognises that the need to protect the unique qualities of the National Park will limit the opportunities for development, but the goal is that what development is possible serves the needs of the community
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The vision aims for a National Park that is socially inclusive and attractive to all.
10. Maintain the cultural	+	The aspiration for development focused on the provision of affordable housing will help ensure that the children of Park Residents are more likely to be able to continue to live in the Park should they choose to do

distinctiveness of communities.		so, thus helping maintain the social make-up of communities. The aspiration for development that reflects and develops the distinctive vernacular of the Park also contributes to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+	Though not specifically mentioned in the Vision, the goal of a Park that has been protected from damaging development should contribute towards this Sustainability Objective.
12. Reduce the negative impacts of waste.	+	Though not specifically mentioned in the Vision, the goal of a Park that has been protected from damaging development should contribute towards this Sustainability Objective. The impact of litter and fly-tipping, which are significant waste problems in the National Park, is unlikely to be addressed through land use planning; these are more likely to be addressed through law enforcement and changes in public behaviour.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The goal to ensure that what development is possible is aimed at the need of the Park communities should help ensure that this Sustainability Objective is met.
14. Maintain and enhance biodiversity both within and outside designated sites	++	The aspiration that the National Park's special qualities are maintained and enhanced will contribute to this Sustainability Objective as the Park's biodiversity is an important special quality, both directly and through its contribution to other special qualities
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0/+	Though not specifically mentioned in the Vision, the goal of a cleaner, richer environment is likely to benefit this objective. It is also difficult to conceive of how the aspirations of the final paragraph of the Vision could be achieved if this Sustainability Objective were not met.
<b>Overall assessment and suggested changes</b>	<b>++</b>	<b>The vision is for a National Park that has retained and enhanced its special qualities. The goal for development is that it is both sustainable and is that most needed by the Park's communities. These communities are themselves sustained and retain their distinctive cultures. In the context of sustaining a National Park the vision represents a completely appropriate set of aspirations.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	



**Policy 1: NATIONAL PARK PURPOSES AND DUTY (Strategy Policy)**

**Development within the National Park must be compatible with:**

- a) the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the Park, and**
- b) the public understanding and enjoyment of those qualities.**

**In determining proposals, due regard will be paid to the need to foster the economic and social well-being of the local communities within the Park provided this is compatible with the statutory National Park purposes embodied in the foregoing considerations.**

<b>Recommendation</b>	<b>Not appraised as this policy reflects the National Park’s statutory purposes and duty.</b>
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**Sustainability Appraisal of the Pembrokeshire Coast National Park Replacement Local Development Plan Preferred Strategy May 2017:**

**Spatial Strategy**

**Policy 2: TENBY LOCAL SERVICE AND TOURISM CENTRE (TIER 2) (Strategy Policy)**

Tenby is designated a 'Local Service and Tourism Centre' where the land use priorities will be:

- a) to provide for and or permit housing, to facilitate the delivery of the affordable housing needs of the local area (see Policy 47, Policy 48 and Policy 49).
- b) to permit proposals for small scale employment development to meet the needs of the local area (see Policy 44)..
- c) to protect and enhance the town's facilities and town shopping centre which serve the needs of the local area and visitors (see Policy 39, Policy 53, Policy 54 and Policy 55).
- d) to protect and enhance the harbour area (see Policy 19).
- e) to ensure developments permitted contribute to the protection and enhancement of the town's special qualities (see Policy 8).
- f) to permit proposals that assist in delivering improved traffic management in the town (see Policy 58).

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	The concentration of development in a hierarchical fashion based on the size and facilities of a settlement should reduce the need for car travel and distances travelled. Enhancing the facilities to serve the town and surrounding rural area should further reduce the need for car travel. Permitting proposals to improve traffic management should help reduce any negative effects within the town.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special	++	Clauses to protect the town's special qualities and harbour, together with the general thrust of the policy to secure the viability of the town, will help ensure that the town's character is maintained.

qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Developing facilities and homes within walking or cycling distance of each other, together with traffic management approaches which could include provision for walking and cycling are likely to lead more people to participate in these activities.
5. Increase the number of visitors using the National Park outside the peak visitor season.	+	Development of the facilities of the town could enhance its attractiveness for 'out-of-season' visiting.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	Providing that areas vulnerable to flooding either currently, or as a consequence of short to medium term climate change, are avoided, the town is a good place to target development as much of it is more than 20 metres above mean sea level. With regard to public health, the outcome could be mixed, the policy would concentrate any additional population in close proximity to community health care facilities, but at the same time the concentration of population could accelerate the transmission of infectious disease. The focus on meeting community needs will help if a consequence of climate change is increased migration and visitor pressure in western Britain (due to its cooler climate and generally more elevated nature).
7. Reduce factors contributing to climate change.	+	As road transport is a significant contributor to greenhouse gas emissions in this area the effects of this policy to reduce car travel will help achieve this objective. The focus of development in this settlement may also increase the potential for community renewable, or more sustainable, energy schemes.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The focus on development for affordable housing, employment meeting the needs of the town and maintaining the town's facilities will ensure that development in the town helps sustain the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	This policy is unlikely to encourage a wider range of visitors. The focus on affordable housing will increase the range of people (particularly in income terms) able to live in the National Park.
10. Maintain the cultural distinctiveness of communities.	+	The effect of the policy to maintain the character of the town will help preserve the cultural heritage, and the effect of the policy with regard to Sustainability Objective 8 will help ensure that the people making up the community have sufficient opportunity to remain within it.
11. The adverse effects of	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate

minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.		in the National Park. Locating development within a relatively large settlement may increase the likelihood of the redevelopment of brownfield sites with the potential for the recycling of building material.
12. Reduce the negative impacts of waste.	-	Waste will be generated as a consequence of any new development, particularly if that development results in new activity rather than activity displaced from elsewhere. Collection of waste is likely to be more sustainable as the waste will be, spatially, more concentrated.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The policy directs development towards a location with extensive community facilities (by rural area/ National Park standards). As such it is likely to provide the 'critical mass' to maintain and possibly enhance these facilities.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Concentration of development in the National Park's larger settlements will protect those more isolated areas of the National Park where biodiversity may be greater or there is greater potential to restore biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Concentrating development is likely to make it easier to deliver effective, reliable sewage treatment facilities. There could be potential to create unattainable requirements for water, but consultation on proposed development sites with Dŵr Cymru/Welsh Water and the Natural Resources Wales should ensure this does not happen.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Through its focus on maintaining the character of the town and meeting the needs of its population the policy performs well in the context of the Sustainability Appraisal. The concerns over mineral use and waste generation reflect that any proposal that leads to development may have unsustainable elements that must be offset by the benefits.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 3: NEWPORT LOCAL CENTRE (TIER 3) (Strategy Policy)**

Newport is designated a ‘Local Centre’ where the land use priorities will be:

- a) to provide for and or permit housing, to facilitate the delivery of the affordable housing needs of the local area (see Policy 47, Policy 48 and Policy 49).
- b) to permit proposals for small scale employment development to meet the needs of the local area (see Policy 44).
- c) to protect and enhance the district shopping centre and community facilities which serve the town and rural hinterland and visitors (see Policy 39, Policy 53, Policy 54 and Policy 55).
- d) to ensure developments permitted contribute to the protection and enhancement of the town’s special qualities (see Policy 8).
- e) to permit proposals that assist in delivering improved traffic management in the town(see Policy 57).

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	The concentration of development in a hierarchical fashion based on the size and facilities of a settlement should reduce the need for car travel and distances travelled. Enhancing the facilities to serve the town and surrounding rural area should further reduce the need for car travel. Permitting proposals to improve traffic management should help reduce any negative effects within the town.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	Clauses to protect the town's special qualities, together with the general thrust of the policy to secure the viability of the town, will help ensure that the town's character is maintained.

4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Developing facilities and homes within walking or cycling distance of each other, together with traffic management approaches which could include provision for walking and cycling are likely to lead more people to participate in these activities.
5. Increase the number of visitors using the National Park outside the peak visitor season.	+	Development of the facilities of the town could enhance its attractiveness for 'out-of-season' visiting.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	Providing that areas vulnerable to flooding either currently, or as a consequence of short to medium term climate change, are avoided, the town is a good place to target development as much of it is more than 15 metres above mean sea level, though in the longer term (several hundred years) Newport might prove one of the more vulnerable settlements in the area. The focus on meeting community needs will help if a consequence of climate change is increased migration and visitor pressure in western Britain (due to its cooler climate and generally more elevated nature).
7. Reduce factors contributing to climate change.	+	As road transport is a significant contributor to greenhouse gas emissions in this area the effects of this policy to reduce car travel will help achieve this objective. The focus of development in this settlement may also increase the potential for community renewable, or more sustainable, energy schemes.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The focus on development for affordable housing, employment meeting the needs of the town and maintaining the town's facilities will ensure that development in the town helps sustain the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	This policy is probably unlikely to encourage a wider range of visitors. The focus on affordable housing will increase the range of people (particularly in income terms) able to live in the National Park.
10. Maintain the cultural distinctiveness of communities.	+	The effect of the policy to maintain the character of the town will help preserve the cultural heritage, and the effect of the policy with regard to Sustainability Objective 8 will help ensure that the people making up the community have sufficient opportunity to remain within it.
11. The adverse effects of minerals exploitation in the National Park decline from the	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park. Locating development within a settlement may increase the likelihood of the redevelopment of brownfield sites with the potential for the recycling of building material.

present level and the potential biodiversity and landscape gains of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	-	Waste will be generated as a consequence of any new development, particularly if that development results in new activity rather than activity displaced from elsewhere. Collection of waste may be more sustainable as the waste will be, spatially, more concentrated.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The policy directs development towards a location with community facilities. As such it is likely to provide the 'critical mass' to maintain and possibly enhance these facilities.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Concentration of development in the National Park's larger settlements will protect those more isolated areas of the National Park where biodiversity may be greater or there is greater potential to restore biodiversity. There is potential for some allocations to affect the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Concentrating development is likely to make it easier to deliver effective, reliable sewage treatment facilities. There could be potential to create unattainable requirements for water, but consultation on proposed development sites with Dŵr Cymru/Welsh Water and Natural Resources Wales should ensure this does not happen.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Through its focus on maintaining the character of the town and meeting the needs of its population the policy performs well in the context of the Sustainability Appraisal. The concerns over mineral use and waste generation reflect that any proposal that leads to development may have unsustainable elements that must be offset by the benefits.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 4: SAUNDERSFOOT LOCAL CENTRE (TIER 3) (Strategy Policy)**

Saundersfoot is designated a ‘Local Centre’ where the land use priorities will be:

- a) to provide for and or permit housing to facilitate the delivery of the affordable housing needs of the local area (see Policy 47, Policy 48 and Policy 49).
- b) to permit proposals for small scale employment opportunities to meet the needs of the local area (see Policy 44).
- c) to protect and enhance the district shopping centre and community facilities to meet the needs of the local area and visitors (see Policy 39, Policy 53, Policy 54 and Policy 55).
- d) to ensure developments permitted contribute to the protection and enhancement of the village’s special qualities (see Policy 8).
- e) to permit proposals that assist in delivering improved traffic management in the Centre and accessibility to the railway station (see Policy 57).
- f) to protect and enhance the harbour (see Policy 19).

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	The concentration of development in a hierarchical fashion based on the size and facilities of a settlement should reduce the need for car travel and distances travelled. Enhancing the facilities to serve the town and surrounding rural area should further reduce the need for car travel. Permitting proposals to improve traffic management should help reduce any negative effects within the town
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology)	++	Clauses to protect the town’s special qualities and harbour, together with the general thrust of the policy to secure the viability of the town, will help ensure that the town’s character is maintained.

with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Developing facilities and homes within walking or cycling distance of each other, together with traffic management approaches which could include provision for walking and cycling are likely to lead more people to participate in these activities.
5. Increase the number of visitors using the National Park outside the peak visitor season.	+	Development of the facilities of the town could enhance its attractiveness for 'out-of-season' visiting.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+?	Providing that areas vulnerable to flooding either currently, or as a consequence of short to medium term climate change, are avoided, the town is a good place to target development as much of its residential area is more than 20 metres above mean sea level. However, much of the commercial centre of the settlement is lower lying and may be vulnerable to sea level rises in the short to medium term (over the next two hundred years). There are no new development allocations in the settlement, but any unallocated development in the commercial centre or harbour area will need to take into account its potential vulnerability to flooding. The focus on meeting community needs will help if a consequence of climate change is increased migration and visitor pressure in western Britain (due to its cooler climate and generally more elevated nature).
7. Reduce factors contributing to climate change.	+	As road transport is a significant contributor to greenhouse gas emissions in this area the effects of this policy to reduce car travel will help achieve this objective. The focus of development in this settlement may also increase the potential for community renewable, or more sustainable, energy schemes.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The focus on development for affordable housing, employment meeting the needs of the town and maintaining the town's facilities will ensure that development in the town helps sustain the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+?	This policy is unlikely to encourage a wider range of visitors. The focus on affordable housing will increase the range of people (particularly in income terms) able to live in the National Park.
10. Maintain the cultural distinctiveness of communities.	+	The effect of the policy to maintain the character of the town will help preserve the cultural heritage, and the effect of the policy with regard to Sustainability Objective 8 will help ensure that the people making up the

		community have sufficient opportunity to remain within it.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park. Locating development within a settlement may increase the likelihood of the redevelopment of brownfield sites with the potential for the recycling of building material.
12. Reduce the negative impacts of waste.	-	Waste will be generated as a consequence of any new development, particularly if that development results in new activity rather than activity displaced from elsewhere. Collection of waste may be more sustainable as the waste will be, spatially, more concentrated.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The policy directs development towards a location with community facilities. As such it is likely to provide the 'critical mass' to maintain and possibly enhance these facilities.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Concentration of development in the National Park's larger settlements will protect those more isolated areas of the National Park where biodiversity may be greater or there is greater potential to restore biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Concentrating development is likely to make it easier to deliver effective, reliable sewage treatment facilities. There could be potential to create unattainable requirements for water, but consultation on proposed development sites with Dŵr Cymru/Welsh Water and Natural Resources should ensure this does not happen.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Through its focus on maintaining the character of the town and meeting the needs of its population the policy performs well in the context of the Sustainability Appraisal. The concerns over mineral use and waste generation reflect that any proposal that leads to development may have unsustainable elements that must be offset by the benefits.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	



**Policy 5: ST DAVIDS LOCAL CENTRE (TIER 3) (Strategy Policy)**

**St Davids is designated a ‘Local Centre’ where the land use priorities will be:**

- a) to provide for and or permit housing to facilitate the delivery of the affordable housing needs of the local area (see Policy 47, Policy 48 and Policy 49).**
- b) to permit proposals for small scale employment development to meet the needs of the local area (see Policy 44).**
- c) to protect and enhance the district shopping centre and community facilities which serve the City and rural hinterland and visitors (see Policy 39, Policy 53, Policy 54 and Policy 55).**
- d) to ensure developments permitted contribute to the protection and enhancement of the City’s special qualities (see Policy 8).**
- e) to permit proposals that assist in delivering improved traffic management in the City and wider peninsula (see Policy 57).**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	The concentration of development in a hierarchical fashion based on the size and facilities of a settlement should reduce the need for car travel and distances travelled. Enhancing the facilities to serve the town and surrounding rural area should further reduce the need for car travel. Permitting proposals to improve traffic management should help reduce any negative effects within the city.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special	++	Clauses to protect the city's special qualities, together with the general thrust of the policy to secure the viability of the city, will help ensure that the town's character is maintained.

qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Developing facilities and homes within walking or cycling distance of each other, together with traffic management approaches which could include provision for walking and cycling are likely to lead more people to participate in these activities.
5. Increase the number of visitors using the National Park outside the peak visitor season.	+	Development of the facilities of the city could enhance its attractiveness for 'out-of-season' visiting.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	Providing that areas vulnerable to flooding either currently, or as a consequence of short to medium term climate change, are avoided, the city is a good place to target development as most of it is more than 30 metres above mean sea level, as well as in a relatively sheltered inland location. The focus on meeting community needs will help if a consequence of climate change is increased migration and visitor pressure in western Britain (due to its cooler climate and generally more elevated nature).
7. Reduce factors contributing to climate change.	+	As road transport is a significant contributor to greenhouse gas emissions in this area the effects of this policy to reduce car travel will help achieve this objective. The focus of development in this settlement may also increase the potential for community renewable, or more sustainable, energy schemes.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The focus on development for affordable housing, employment meeting the needs of the town and maintaining the town's facilities will ensure that development in the town helps sustain the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	This policy is unlikely to encourage a wider range of visitors. The focus on affordable housing will increase the range of people (particularly in income terms) able to live in the National Park.
10. Maintain the cultural distinctiveness of communities.	+	The effect of the policy to maintain the character of the town will help preserve the cultural heritage, and the effect of the policy with regard to Sustainability Objective 8 will help ensure that the people making up the community have sufficient opportunity to remain within it.
11. The adverse effects of minerals exploitation in the National Park decline from the	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park. Locating development within a settlement may increase the likelihood of the redevelopment of brownfield sites with the potential for the recycling of building material.

present level and the potential biodiversity and landscape gains of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	-	Waste will be generated as a consequence of any new development, particularly if that development results in new activity rather than activity displaced from elsewhere. Collection of waste may be more sustainable as the waste will be, spatially, more concentrated.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The policy directs development towards a location with community facilities. As such it is likely to provide the 'critical mass' to maintain and possibly enhance these facilities.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Concentration of development in the National Park's larger settlements will protect those more isolated areas of the National Park where biodiversity may be greater or there is greater potential to restore biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Concentrating development is likely to make it easier to deliver effective, reliable sewage treatment facilities. There could be potential to create unattainable requirements for water, but consultation on proposed development sites with Dŵr Cymru and Natural Resources Wales should ensure this does not happen.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Through its focus on maintaining the character of the town and meeting the needs of its population the policy performs well in the context of the Sustainability Appraisal. The concerns over mineral use and waste generation reflect that any proposal that leads to development may have unsustainable elements that must be offset by the benefits</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 6: RURAL CENTRES (TIER 4) (Strategy Policy)**

In Rural Centres the land use priorities will be:

- a) to provide for and or permit housing, to facilitate the delivery of affordable housing needs for the local area in Centres with a Centre Boundary (See Proposals Map and Policy 47, Policy 48 and Policy 49)
- b) to permit housing through sensitive infilling in of small gaps or minor extensions (i.e. rounding off) in Centres without a Centre boundary.
- c) to permit small scale employment developments (See Policy 44)
- d) to protect and enhance the Centre's range of facilities (see Policy 39, Policy 53, and Policy 55).
- e) to ensure developments permitted contribute to the protection and enhancement of the special qualities of the Centre(see Policy 8).
- f) to ensure development is of a scale that is consistent in scale with the size and character of the Centre.

☒ Rural Centre without a Centre Boundary shown on the Proposals Map

\* Lies predominantly within the County Council's planning jurisdiction

**Rural Centres lying in the National Park**

**Amroth**

**Angle**

**Bosherston**

**Broad Haven**

**Castlemartin**

**Cresswell Quay** ☒

**Manorbier**

**Manorbier Station**

**Marloes**

**Moylegrove**

**Mynachlogddu** ☒

**Nevern** ☒

**Dale**  
**Dinas Cross**  
**Felindre Farchog**  
**Herbrandston**  
**Jameston**  
**Lawrenny**  
**Little Haven**  
**Lydstep**

**Newgale**  
**Nolton Haven**  
**Pontfaen** ☒  
**Porthgain**  
**Rosebush**  
**Solva**  
  
**St Ishmaels**  
**Trefin**

**Rural Centres lying partly in the National  
Park**

**Carew\***

**Cosheston\***

**Hook\***

**Houghton\***

**Lamphey\***

**Milton\***

**New  
Hedges**

**Pleasant  
Valley\***

**Roch\***

**Square and**

**Llangwm\*****Compass**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	May provide diversification opportunities, as well as providing homes for people working in farming or related activities and provide community facilities for farmers, farm workers and their families, particularly for those farms near settlements.
2. Locate developments so as to minimise the demand for travel, especially by private car.	-?	Development in the smaller settlements is likely to promote car travel, as their will be some services that cannot be provided at this level and public transport may be less frequent than in the larger settlements. Having said that the hierarchical approach to development contained in Policies 1 to 6 suggests that only the relatively small amount of development necessary to maintain settlements will occur in rural centres. Therefore the amount of extra car use generated will be small, and in some cases offset by the continued availability of community facilities and employment opportunities, or mitigated by transport policies elsewhere in the Plan.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Concentrating development in rural centres, rather than the surrounding countryside, will help preserve the rural landscape, and, provided that development is appropriate in scale and nature, the character of the rural centres and their setting. The policy also aims to ensure that new developments make a positive contribution to the special qualities of their settlements, and that they are of a consistent size and scale with their centres.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Developing facilities and homes within walking or cycling distance of each other is likely to lead more people to participate in these activities.

5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+?	This policy covers a number of centres across the National Park, with different vulnerabilities to the effects of climate change, and as such the effects are uncertain. Having said that the policy is aimed at relatively small amounts of development aimed at sustaining the communities, so it is unlikely that significant inappropriate development in terms of a changing climate will occur. The focus on meeting community needs will help if a consequence of climate change is increased migration and visitor pressure in western Britain (due to its cooler climate and generally more elevated nature).
7. Reduce factors contributing to climate change.	-?	As concluded for Sustainability Objective 2 there is a potential within this Policy for increased travel and car use, though the increase is likely to be small and may be offset by the maintenance or enhancement of facilities locally.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The focus on development for affordable housing, employment meeting the needs of the centres and maintaining the centre's facilities will ensure that development in the centre helps sustain the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	This policy is probably not likely to encourage a wider range of visitors. The focus on affordable housing will increase the range of people (particularly in income terms) able to live in the National Park.
10. Maintain the cultural distinctiveness of communities.	+?	If the effect of the policy is to maintain the characters of the centres it will help preserve the cultural heritage. The effect of the policy with regard to Sustainability Objective 8 will help ensure that the people making up these communities have sufficient opportunity to remain within them.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park. Locating development within a centre may increase the likelihood of the redevelopment of brownfield sites with the potential for the recycling of building material.
12. Reduce the negative impacts	-	Waste will be generated as a consequence of any new development, particularly if that development results

of waste.		in new activity rather than activity displaced from elsewhere. Collection of waste may be more sustainable as the waste will be, spatially, more concentrated in rural centres as opposed to dispersed across the wider countryside.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The policy directs development towards locations with a core range of community facilities. As such it may help to provide the 'critical mass' to maintain and possibly enhance these facilities.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Concentration of development in the National Park's centres rather than the countryside will protect those more isolated areas of the National Park where biodiversity may be greater or there is greater potential to restore biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Concentrating development is likely to make it easier to deliver effective, reliable sewage treatment facilities. There could be potential to create unattainable requirements for water, but consultation on proposed development sites with Dŵr Cymru/Welsh Water and Natural Resources Wales should ensure this does not happen.
<b>Overall assessment and suggested changes</b>	+	<b>Through its focus on meeting community needs and the concentration of development in existing centres rather than dispersing it through the countryside the policy performs well in the context of the Sustainability Appraisal. The concerns over mineral use and waste generation reflect that any proposal that leads to development may have unsustainable elements that must be offset by the benefits</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

## **Policy 7: COUNTRYSIDE (TIER 5) (Strategy Policy)**

Outside the identified Centres is countryside where development must be strictly controlled. The following forms of development will be acceptable in principle:

- a) it constitutes sensitive infilling in of small gaps or minor extensions (i.e. rounding off) to isolated groups of dwellings is proposed. The release of such sites will be prioritised for affordable housing provision. Where affordable housing provision is not feasible on site market housing will be considered. Release of land will depend on the character of the surroundings, the pattern of development in the area and the accessibility to the Centres identified in the hierarchy.
- b) a new rural enterprise dwelling is proposed.
- c) farm diversification including farm shops is proposed (see New Policy 46).
- d) it constitutes the conversion of appropriate buildings to a range of uses with market housing being given priority in residential conversions (see Policy 41). Conversion must not result in unacceptable impacts upon the structure, form, character or setting of the building. The conversion of buildings that are obtrusively located in the landscape will not be permitted. Off-site affordable housing contributions will be sought on market dwellings.
- e) A rural enterprise or tourist attractions or recreational activity is proposed where the need to locate in the countryside is essential - see Policy 39 and Policy 44.
- f) A new or extended community facility is proposed – see Policy 53.
- g) The proposal constitutes a One Planet Development – see Policy 52.
- h) New farm buildings are justified for agricultural purposes.
- i) Land is released at the edge of a Centre for a small employment site (See Policy 44) or an extension to an established business in the countryside is required or it is a new business aiming to join existing clusters.
- j) There is an exceptional land release adjoining Centres for affordable housing to meet an identified local need – see Policy 49.
- k) There is a need for an exceptional land release to relocate development affected by coastal change – see Policies 37

and 38..

**l) There is a need for Gypsy and Traveller site in a countryside location – see Policy 46**

**m) Renewable energy proposals – see Policy 33.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	The policy allows for developments on farms to diversify the business, accommodate workers, and provide additional facilities for the business. This will remove at least some of the constraints that might be limiting the success of the business. There is no guarantee that the potentially more viable business will deliver biodiversity or landscape gains, though other Plan policies might ensure this is the case. More economically secure farm businesses would probably deliver the social and community well-being appropriate for the National Park.
2. Locate developments so as to minimise the demand for travel, especially by private car.	-?	By restricting the development that occurs in the countryside to accessible locations the policy is likely to help reduce the number of journeys by private car from those developments that are permitted. However, some additional car use is also likely.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Restricting development in the countryside will help protect the landscape given that development is generally perceived as a detrimental element in the landscape. The clause allowing conversion will help preserve or restore buildings of historic or landscape value, though this may be undermined by encouraging the removal and recycling of buildings deemed unsuitable for conversion, as these may have historic or landscape value. This clause should be reworded to safeguard such buildings.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Protection of the countryside of the National Park is likely to ensure no decrease but unlikely to secure an increase.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	Flood risk and protection of biodiversity policies will ensure that developments are not located so as to contribute to these potential effects of climate change.
7. Reduce factors contributing to climate change.	-/+	Possible increases in travel and the increased difficulty in involving development in renewable energy schemes is likely to make it more difficult to take steps to reduce greenhouse gas emissions in such development. Having said that the purpose of the policy is to reduce development in the countryside, only facilitating it in defined circumstances, so generally development that is unsustainable in greenhouse gas terms is likely to be reduced.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	The policy allows for the development of community facilities and rural enterprise dwellings, and seeks to obtain contributions from market dwellings (new and conversion). All of these measures will help to ensure that local communities are sustained. However, only seeking contributions and not units of affordable housing is likely to limit the opportunities to provide affordable housing in the National Park.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The policy requires that infill and rounding off be in accessible locations only and precludes market housing in inaccessible locations, which is likely to be more socially inclusive for both visitors and residents.
10. Maintain the cultural distinctiveness of communities.	+	<p>The effect of this policy on this SA objective, with regard to Sustainability Objective 8, will help ensure that the people making up the community have sufficient opportunity to remain within it. With regard to Welsh language, enabling people to remain within their communities may help to strengthen and expand Welsh speaking communities within the National Park.</p> <p>The incidence of infill development within any given community is likely to be small and the effect on the overall character small as a result helping to maintain local distinctiveness.</p>
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park. Having said that the policy will restrict rather than promote development so is unlikely to give rise to a significant demand for mineral resources.

of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	-	Waste will be generated as a consequence of any new development, particularly if that development results in new activity rather than activity displaced from elsewhere. Collection of waste will be less sustainable as the waste will be, spatially distributed across a wide area. Having said that the policy will restrict rather than promote development so there is not likely to be a significant increase in the amount of waste.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0+	Given that community facilities are likely to concentrate in rural or larger centres, and the amount of development is small this policy is unlikely to be significant with regard to this Sustainability Objective. The exception is the provision for farm shops which might provide a shop for a small community in circumstances where a shop would otherwise be unviable.
14. Maintain and enhance biodiversity both within and outside designated sites	0	Other Plan policy will help to prevent unacceptable impacts to biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Any development is likely to require off mains sewerage facilities which carry a greater risk of pollution incidents. Generally the amount of development is likely to be small and dispersed thus placing limited pressure on water resources.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Generally this is a policy to restrict rather than facilitate development and as such can be viewed as sustainable in the context of protecting the countryside from development and avoiding development in locations away from facilities and services. However, with the exception of One Planet developments (clause g), development that is allowed under this policy is likely to be less sustainable than development in rural or larger centres.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Sustainability Appraisal of the Pembrokeshire Coast National Park Replacement Local Development Plan Preferred Strategy May 2017:**

Section A: Special Qualities

**Policy 8: SPECIAL QUALITIES (Strategy Policy)**

The special qualities of the Pembrokeshire Coast National Park will be protected and enhanced.

The priorities will be to ensure that:

- a) The sense of remoteness and tranquillity is not lost and is wherever possible improved – see Policy 9.
- b) The identity and character of towns and villages is not lost through coalescence and ribboning of development or through the poor design and layout of development, and is wherever possible enhanced. The identification of Green Wedges will assist in achieving this priority.
- c) The pattern and diversity of the landscape is protected and wherever possible enhanced – see Policy 15 and Policy 16.
- d) The historic environment is protected and where possible enhanced – see also Policy 15
- e) Development restores or wherever possible enhances the National Park’s ecosystems. The protection of links between sites or the creation of links where sites have become isolated is of particular importance – see Policy 10, Policy 11, Policy 12 and Policy 13.
- f) Development conserves and wherever possible enhances Geological Conservation Review sites or any other important geological resource.
- g) Species and habitats are conserved and wherever possible enhanced for their amenity, landscape and biodiversity value – see Policy 13.
- h) The Welsh language remains an important component in the social, cultural and economic life of many communities in the Park – see Policy 14.
- i) Development of the undeveloped coast is avoided and sites within stretches of the developed coast are protected for uses that need a coastal location – see Policy 18, Policy 19, Policy 34 and Policy 39.

In assessing the impact upon the special qualities of the National Park, matters of detail and cumulative impact will be given special consideration.

SA Objective	Sum-	Commentary
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	mary	
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	++	The policy reflects the aims of the SA Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	Criteria a), b) and i) aim to protect the landscape and improve the sense of remoteness and tranquillity in the National Park and are likely to complement those that reduce car use.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	This policy reflects the aims of the SA Objective.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	++	Wildlife (biodiversity), landscape, townscape and tranquillity are the major factors that draw people to take part in physical recreation in the National Park. This policy aims to protect and enhance those recreational assets and is therefore likely to contribute positively to the SA Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	+?	See above. By aiming to protect and enhance biodiversity and the landscape the policy may have a positive effect on this SA objective by protecting key seasonal events in the National Park that attract visitors such as breeding birds and seals. However, the policy's potential to increase the number of visitors is uncertain.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+?	Benefits to this SA Objective from this policy are likely to present themselves through restoration, protection and enhancement of the National Park's ecosystems, which is likely to help them cope with change.

7. Reduce factors contributing to climate change.	+	The policy contributes positively to this SA Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	See objective 2.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	++	Landscape and townscape, the historic environment and use of the Welsh language are all important features that add to the culture and distinctiveness of communities within the National Park. The effect of this policy on the SA objective is likely to be positive.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+	The policy aims to protect the landscape and geological resources of the National Park.
12. Reduce the negative impacts of waste.	+	The policy aims to protect the landscape, ecosystems and geology of the National Park.
13. Community facilities (including health & social care facilities, social facilities and retail	0	The policy is unlikely to prove relevant to this Sustainability Objective.

provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	++	The policy aims to protect and enhance biodiversity on a landscape scale.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	++	The policy aims to protect and enhance the National Park's ecosystems, many of which are or affect freshwater or marine/estuarine, this would likely result in the protection and enhancement of water quality as well. The policy also aims to protect the undeveloped coast from development.
<b>Overall assessment and suggested changes</b>	++	<b>The Policy will yield strong sustainability benefits with regard to environmental concerns. There will also be strong benefits in social terms particularly in terms of quality of life and cultural identity.</b>
<b>Recommendation</b>	<b>No changes to the policy</b>	

**Policy 9: Light Pollution**

**Proposals that are likely to result in a significant level of lighting shall include a full lighting scheme and will be permitted:**

- a) where the lighting proposed relates to its purpose; and,**
- b) where there is no unacceptable adverse affect on the character of the area, local residents, vehicle users, pedestrians and the visibility of the night sky.**

**Wherever possible opportunities to mitigate potential cumulative impacts on the night sky should be explored.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	This policy seeks to prevent unnecessary lighting.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The policy will prevent the kind of intrusive lighting that could diminish the experience of the National Park landscape during the evening and night.
4. Increase the number of residents and visitors taking part in physical forms of recreation	+?	By aiming to protect the visibility of the night sky as a recreational activity the policy may have a positive impact on this SA Objective. However, the policy's potential to increase the number of people taking part in physical forms of recreation is uncertain.

(especially walking and cycling) and volunteering opportunities.		
5. Increase the number of visitors using the National Park outside the peak visitor season.	+	The policy will help to ensure the visibility of the night sky and protect the National Park's Dark Skies Discovery sites, and may assist in increasing visitor numbers outside of peak season when visitors are more likely to experience the National Park during the hours of darkness.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	+?	In that lighting consumes energy, and lighting the sky is wasted energy, the policy could be said to help with regard to this Sustainability Objective, but the effects are likely to be small.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+	If part of the distinctiveness of rural communities is that they are dark at night the policy will help maintain this.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Light sources may have a negative effect on some species either through disturbance or hampering navigation, therefore the policy will help prevent this problem increasing.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>The policy will have benefits to the landscape, sense of isolation in the Park and benefits for biodiversity.</b>
<b>Recommendation</b>	<b>No change to the policy</b>	



### **Policy 10 Sites and Species of European Importance**

**Development likely to have a significant effect on a European Site, when considered alone or in combination with other projects or plans will only be permitted where:**

- a) The proposal is directly connected with or necessary for the protection, enhancement and positive management of the site for conservation purposes; or**
- b) the proposal will not adversely affect the integrity of the site;**
- c) there is no alternative solution and there are reasons of overriding public interest and appropriate compensatory measures are secured; or**

**Development likely to have an adverse effect on a European protected species will only be permitted where:**

- a) there are reasons of overriding public interest;**
- b) there is no satisfactory alternative; and**
- c) the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their nature range.**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
<b>Recommendation</b>	<b>Not appraised as this policy reflects the legislative requirements of the Conservation of Habitats and Species Regulations.</b>	

**Policy 11 Nationally Protected Sites and Species**

**Development likely to have an adverse effect either directly or indirectly on the conservation value of nationally protected sites will only be permitted where it is demonstrated that:**

- a) There is no suitable alternative to the proposed development; and**
- b) It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site; and**
- c) Appropriate compensatory measures are secured; or**
- d) The proposal contributes to the protection, enhancement or positive management of the site.**

**Development likely to have an adverse effect on nationally protected species will only be permitted where it is demonstrated that:**

- a) The population range and distribution of the species will not be adversely impacted;**
- b) There is no suitable alternative to the proposed development;**
- c) The benefits of the development clearly outweigh the adverse impacts on the protected species; and**
- d) d) Appropriate avoidance, mitigation and compensation measures are provided.**

SA Objective	Summary	Commentary
Recommendation	Not appraised as this policy reflects the legislative requirements of the Conservation of Habitats and Species Regulations.	

### Policy 12: Local Sites of Nature Conservation Interest

**Development that would be liable to harm the nature conservation value of a Local Nature Reserve or other site of local nature conservation interest, or the main features of interest within a Regionally Important Geodiversity Site, will only be permitted where the effects can be acceptably mitigated through careful design, work scheduling or other measures. Wherever possible opportunities for enhancement should be explored.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	Protection and enhancement of biodiversity is a key component of this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Given that wildlife and geological assets are important elements in the landscape, this policy will be positive with regard to this objective.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+?	Wildlife and to a lesser extent geology are drivers for people venturing into the countryside. Local nature sites and conservation groups provide important volunteering opportunities. However, the potential for this policy to increase the number of people taking part in physical forms of recreation is uncertain.
5. Increase the number of visitors using the National Park outside	+?	Much of the wildlife interest in the National Park is at its best outside the peak visitor season (e.g. seals, migrating and wintering birds, hedgerow & coastal flowers); even the summer seabirds are present from late

the peak visitor season.		spring, therefore wildlife could be a major element in encouraging out of season visiting. However, the potential for this policy to increase visitor numbers outside of season is uncertain.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	++	As species' ranges change as a consequence of climate change local nature sites will be important in allowing a continuity of suitable habitat so that populations do not become isolated in increasingly unfavourable locations. Also, if there is plenty of suitable habitat for a species, or an ecosystem occupies sufficient space, it may be better able to weather the stresses of a sub-optimal climate.
7. Reduce factors contributing to climate change.	+	In most cases sites of conservation interest are more likely to be carbon sinks than carbon sources, and their loss would normally be associated with a release of carbon to the atmosphere.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+	Local sites of nature conservation or geological interest can be a key cultural characteristic of communities.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+	The policy may help to protect sites of local nature conservation or geological interest from minerals exploitation.
12. Reduce the negative impacts of waste.	+	The policy may provide grounds to refuse permission for undesirable waste facilities, and the maintenance of the sites covered by the policy is likely to involve removing litter or the results of fly tipping.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the	0	The policy is unlikely to prove relevant to this Sustainability Objective.

needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	++	Protecting sites of local conservation importance will have biodiversity gains and support the network of nationally and internationally important conservation sites in the area.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	The sites covered by this policy are likely to be favourable in terms of the impact on water bodies (they may even be water bodies) and therefore their protection will help maintain water quality in the area
<b>Overall assessment and suggested changes</b>	++	<b>The Policy is likely to deliver significant sustainability gains, particularly with regard to biodiversity. However, the sustainability of this policy will depend to a large extent on how the relative importance of the conservation site and the development is judged, and how effectively alternative sites for development are sought.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

### Policy 13: Protection of Biodiversity

**Development that would disturb or otherwise harm protected species or their habitats or the integrity of other habitats, sites or features of importance to wildlife and individual species will only be permitted where the effects will be acceptably minimised or mitigated through careful design, work scheduling or other measures. Wherever possible opportunities for enhancement should be explored.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	This policy may restrict some business changes on farms, but will also protect a significant asset for other kinds of changes. Protection and enhancement of biodiversity is a key component of this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Given that habitats and species are important elements in the landscape, this policy will be positive with regard to this objective.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Wildlife is a driver for people venturing into the countryside.
5. Increase the number of visitors using the National Park outside	+	Much of the wildlife interest in the National Park is at its best outside the peak visitor season (e.g. seals, migrating and wintering birds, hedgerow & coastal flowers); even the summer seabirds are present from late

the peak visitor season.		spring, therefore wildlife could be a major element in encouraging out of season visiting.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	++	As species' ranges change as a consequence of climate change protection of natural sites will be important in allowing a continuity of suitable habitat so that populations do not become isolated in increasingly unfavourable locations. Also if species and habitats are protected from disturbance and harm they may be better able to weather the stresses of a sub-optimal climate.
7. Reduce factors contributing to climate change.	+	In most cases sites of value to wildlife are more likely to be carbon sinks than carbon sources, and their loss would normally be associated with a release of carbon to the atmosphere.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	+	The policy may provide grounds to refuse permission for undesirable waste facilities.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park	0	The policy is unlikely to prove relevant to this Sustainability Objective.

population		
14. Maintain and enhance biodiversity both within and outside designated sites	++	The focus of this policy is to protect biodiversity, so the effect on this SA Objective is likely to be very positive.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Protection of species and habitats is likely to involve maintaining water quality and the quality of catchments.
<b>Overall assessment and suggested changes</b>	++	<b>Overall the policy performs well against the SA Objectives particularly 1 and 14, which concern biodiversity directly. Further benefits are likely through the ecosystem services that would be maintained for agriculture, tourism and climate change. In addition the wild life and habitats of the National Park are an intrinsic part of its landscape.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

### **Policy 14: Welsh Language**

**Unanticipated development proposals within the identified Welsh Language-Sensitive Areas (Shown on the Proposals Map), which are considered likely to have a significant effect on the Welsh language will be subject to a Language Impact Assessment, setting out the measures to be taken to protect, promote and enhance the Welsh language.**

**Development which would result in an unacceptable adverse effect on the Welsh language will not be permitted.**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	0	The policy is unlikely to prove relevant to this Sustainability Objective.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+?	The provision of affordable housing may allow Welsh speakers to remain within their community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+?	Policy may encourage measures that increase the use of Welsh language such as signage.
10. Maintain the cultural distinctiveness of communities.	++	In having regard to the interest of the Welsh language this should help to maintain the cultural distinctiveness of those communities where the language is an important part of the culture.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail	0	The policy is unlikely to prove relevant to this Sustainability Objective.

provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	+	The policy is compatible with the relevant SA Objectives and may have minor beneficial effects.
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 15: Protection of Buildings of Local Importance**

**Development affecting buildings which make an important contribution to the character and interest of the local area will be permitted where the distinctive appearance, architectural integrity or their settings are conserved and where possible enhanced.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	This policy is likely to contribute positively to the landscape enhancement part of this SA Objective, through the protection of buildings that contribute to local character.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	The buildings protected by this policy play an important role in landscapes and townscapes.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0/+	The quality of the landscape is a factor in people choosing to walk or cycle in it and protecting factors in this quality will maintain that, though the effect is unlikely to be great.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	0	Though it may be difficult to convert old buildings such that they are as energy efficient as a new building, and therefore minimise their contribution to climate change, this policy is more about defining the circumstances in which development affecting important buildings will be permitted, and is therefore unlikely to have much, if any, impact on this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	May preclude the redevelopment of some buildings, or make such redevelopment more difficult, but the effect is unlikely to be significant with regard to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+	Will help preserve cultural heritage by maintaining distinctive buildings and their settings.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the	0	The policy is unlikely to prove relevant to this Sustainability Objective.

needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>The policy is likely to prove positive with regard to Sustainability Objectives relating to the landscape and townscapes of the park.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 16: Conservation of the Pembrokeshire Coast National Park**

**Development will not be permitted where this would harm the qualities and special landscape and seascape character of the Pembrokeshire Coast National Park including locally distinctive characteristics by:**

- a) causing visual intrusion; and/or,**
- b) introducing or intensifying a use which is incompatible with its location; and/or**
- c) failing to harmonise with, or enhance the landform, landscape and seascape character of the National Park; and/or**
- d) losing or failing to incorporate important traditional features.**

**In assessing the impact upon the National Park, matters of detail and cumulative impact will be given special consideration. Landscape Character Areas<sup>1</sup> and Seascape Character Areas<sup>2</sup> are shown on the Proposals Map (to be shown at Deposit stage)**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	The policy ensures that the goals of this Sustainability Objective with regard to protecting and enhancing the landscape are met.
2. Locate developments so as to minimise the demand for travel,	0	The policy is unlikely to prove relevant to this Sustainability Objective.

<sup>1</sup> The [Landscape Character Assessment Supplementary Planning Guidance](#) adopted June 2011 identifies 28 landscape character areas within the National Park.

<sup>2</sup> Seascape character areas are defined in the Authority's Supplementary Planning Guidance '[Seascape Character Assessment](#)' adopted in December 2013. 44 character areas are identified.

especially by private car.		
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	The policy spells out what is and is not acceptable in terms of its impact on the landscape and townscapes of the National Park.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+?	Adequate protection of the landscape is likely to be factor in encouraging people to participate in physical forms of recreation, and is likely to be important in achieving this Sustainability Objective. However, the potential for this policy to increase the number of people taking part in physical recreation is uncertain.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural	+	Will help preserve cultural heritage by maintaining distinctive landscape elements and their settings.

distinctiveness of communities.		
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+	The policy will help prevent the negative impacts of quarry development.
12. Reduce the negative impacts of waste.	+	The policy will help prevent the negative impacts of waste development.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Overall the policy performs well against the SA Objectives.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

### Policy 18: Shore Based Facilities

Development of shore based facilities including those linked to proposals below mean low water, will be permitted within the developed areas of the coast where compatible with adjacent uses.

Marina developments are not considered appropriate on the sensitive coast of the National Park.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	The policy may contribute positively to this SA Objective when linked to proposals for aquaculture.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	The development of such facilities within developed areas of the coast will help to minimise the need to travel by car as these are likely to be more accessible by other means of transport.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	This policy protects undeveloped stretches of the coast and therefore meets this criterion.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+?	Development of shore based facilities may offer more opportunities to take part in maritime physical activities such as sailing. However, the potential for this policy to increase the number of people taking part in physical recreation is uncertain.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	Focussing development in areas of the coast already developed will help to limit risk from flooding and erosion as flood defences can be part of shore based facilities.
7. Reduce factors contributing to climate change.	+/-	See objective 2, the policy may allow for more activities in one location and reduce the need to travel between different locations for different activities. However, the policy could also lead to increased motorised maritime activities with associated carbon emissions.  The policy also allows for onshore grid connections for offshore renewable energy developments (see policy 33).
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+?	The policy may increase employment opportunities for local people.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+?	The policy may facilitate the maintenance of the cultural distinctiveness of coastal communities.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities,	0	The policy is unlikely to prove relevant to this Sustainability Objective.

social facilities and retail provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	0	Appropriate protection of biodiversity policies will ensure that sites are located to minimise the impacts on biodiversity, where possible.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	The developed coast is more likely to be able to cater for the infrastructure needs of new development including sewerage.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Protects the undeveloped coast from development and maintains the character of coastal settlements.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 19: Porthgain, Saundersfoot, Solva and Tenby Harbours**

**Development within the identified harbour areas as shown on the Proposals Map (to be shown at Deposit Stage), will be permitted provided that**

- a) it sustains harbour activities; and**
- b) it conserves or enhances the existing character of the harbour.**
- c) subject to there being no unacceptable adverse effects.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The policy aims to conserve and enhance the character of harbours.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Harbours are used for recreational activity and proposals to maintain or enhance harbours are likely to provide further opportunities.

5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	++	Harbours may be susceptible to climate change and sea level rise. Proposals for flood defences may be necessary to protect these areas and their hinterlands.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	The aim of the policy is to maintain the vitality of harbours in the National Park.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	++	This policy option seeks to protect the cultural distinctiveness of these specific settlements.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail	+	There is potential for community facilities to be included in harbour areas.

provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	?	Harbour regeneration may have impacts on nature designations. However, unacceptable impacts would be prevented by other policies, licensing and procedures.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	?	Increased recreational use may result in increased pollution. However, the impacts of these activities would be controlled by other policies, licensing and procedures.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Will maintain the distinctiveness of harbour communities and help maintain vitality.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Sustainability Appraisal of the Pembrokeshire Coast National Park Replacement Local Development Plan Preferred Strategy May 2017:**

Section B: Major Development, the Potential for Growth

**Policy 20: Hazardous Installations**

Development within safeguarding zones around hazardous installations will be permitted where there is no unacceptable risk to either:

- a) public health or safety; or
- b) the operation of the hazardous installations; and
- c) the access to the hazardous installations.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	0	The policy is unlikely to prove relevant to this Sustainability Objective.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail	0	The policy is unlikely to prove relevant to this Sustainability Objective.

provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>0</b>	<b>The policy is not relevant to the sustainability framework developed for the Local Development Plan. However, it is necessary for public protection.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

## Policy 21: SCALE OF GROWTH (Strategy Policy)

Where compatible with the National Park designation:

- a) The development of shore based facilities within the developed areas of the coast will be permitted. Marina development is not considered appropriate on this sensitive coast (see Policy 18).
- b) Provide for and or permit small scale employment proposals (see Policy 44).<sup>3</sup>
- c) Provide for and or permit housing, to facilitate the delivery of affordable housing needs. In addition priority will be given to the delivery of affordable housing needs over other uses in certain circumstances<sup>4</sup> (see Policy 7, Policy 41, Policy 45, Policy 47, Policy 49 and Policy 53)
- d) Permit waste facilities which predominantly serve the National Park (see Policy 28)
- e) Consider small scale renewable energy schemes favourably, with medium scale schemes offering some potential. Large scale opportunities are extremely limited (see Policy 34)
- f) Allow limited expansion of existing caravan and camping sites or the limited development of new sites (Policy 42)
- g) Retail

Major development, including minerals development, will only be permitted in exceptional circumstances.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	Policy is compatible with this objective as it allows for employment proposals provided that they are compatible with the National Parks purposes. The inclusion of affordable housing is also likely to contribute to the community well-being component of this objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	-	Additional development in the National Park will generate additional journeys; a net increase in journeys by private car is likely.

<sup>3</sup> Less than 2 hectares.

<sup>4</sup> See introduction to Priority E Affordable Housing and Housing Provision

3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	Directly related to achieving this Sustainability Objective.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+?	Likely to ensure the National Park remains an attractive place to visit. May lead to a small increase in visitors due to increased caravan and camping facilities.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	Working with environmental capacity means biodiversity will be protected and flooding avoided.
7. Reduce factors contributing to climate change.	+/-	Development will lead to net increases in greenhouse gas emissions from increased waste and energy use. However, the policy also allows for renewable energy development.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Policy aims to meet the affordable housing needs of the National Park.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The policy aims to provide housing and employment opportunities within the National Park, particular priority is given to affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	The policy aims to allow development at an appropriate scale, which should help to maintain cultural distinctiveness whilst providing for the needs of communities.

11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+/-	Whilst it is inevitable that new development will require the extraction of minerals. The policy aims to minimise the impact by restricting major developments including minerals development.
12. Reduce the negative impacts of waste.	-	Additional development will increase net waste in the National Park.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective. The policy includes employment and housing but does not consider the capacity of community services to accommodate the additional population. This will be addressed through the application of Policy 48 Community Facilities & Infrastructure Requirements.
14. Maintain and enhance biodiversity both within and outside designated sites	+	The policy aims to work within the environmental capacity of the National Park.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	The need to be compatible with the National Park designation alongside policies such as Policy 8 Special Qualities, Policy 29 Sustainable Design, Policy 32 Surface Water Drainage will contribute.

Overall assessment and suggested changes	+	It is inevitable that some negative impacts will arise from development particularly through increased use of resources and increased travel (with associated greenhouse gas emissions). On the whole the policy aims to work within the requirements National Park designation and respect environmental limits. There is good potential for benefits to communities within the National Park as the Policy aims to meet employment and housing needs but do so at a scale that helps to maintain community distinctiveness. However, the policy lacks a direct mention of how community facilities will be maintain or enhanced alongside this although this is addressed through Policy 53 Community Facilities & Infrastructure Requirements. In addition how development is located is not included in this policy but is covered by National Policy alongside other policies of the Plan.
Recommendation	No changes to the policy.	

### Policy 22: Minerals Safeguarding

Resources of sand and gravel, limestone, sandstone, igneous rock and slate will be safeguarded as shown on the proposals map.

Extraction of minerals before development which would otherwise sterilise mineral resources of current or likely future economic importance will be required, provided there is no suitable alternative location and an overriding need for the development, and extraction can be achieved:

- a) without prejudicing the proposed development; and
- b) by completing the extraction within a reasonable timescale; and
- c) c) without unacceptable environmental or amenity impacts.

SA Objective	Summary	Commentary
1. Economically viable agriculture	0	The policy is unlikely to have a detrimental effect on this SA Objective.

and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.		
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	0	The policy is unlikely to prove relevant to this Sustainability Objective.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for	0	The policy is unlikely to prove relevant to this Sustainability Objective.

development to sustaining local communities.		
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+	There may be small sustainability benefits if easily extracted, high quality minerals can be extracted before development takes place, rather than extraction taking place at sites where no development or quarrying would otherwise take place
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	-	The policy allows for minerals development, accepting that there are environmental impacts from quarrying, including potential impacts to biodiversity, but avoiding unacceptable impacts.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

Overall assessment and suggested changes	+	The policy is a requirement of National planning policy which requires the safeguarding of certain key mineral resources. Extracting minerals from land that will be developed anyway can be regarded as a sustainable approach, effectively getting two uses from the same piece of land where extraction would be environmentally acceptable and economically and technically feasible.
Recommendation	No changes to the policy	

## Policy 23 Development in Mineral Buffer Zones

Development proposals within buffer zones will only be permitted where it can be demonstrated that:

- a) the mineral resource will not be sterilised; and
- b) the minerals operation will not have an unacceptable adverse effect on the development proposals..

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	-	Certain proposals for farm diversification that would attract members of the public would be classed as 'sensitive development' and would as such conflict with this policy.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The types of development that would be permitted under this policy are unlikely to be significant trip generators as developments such as residential, educational or health facilities would be excluded from buffer zones.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Other LDP policy will ensure that developments within mineral buffer zones will have no unacceptable landscape impacts.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	Under this policy sensitive developments are excluded from minerals buffer zones.
7. Reduce factors contributing to climate change.	?	Dependent on the type of development permitted there may be an increase in greenhouse gas emissions. However, renewable energy developments such as solar farms could be suitable under this policy.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+	The policy excludes development sensitive to the adverse impacts of minerals development from minerals buffer zones.
12. Reduce the negative impacts of waste.	?	Developments allowed under this policy may generate waste.
13. Community facilities (including health & social care facilities, social facilities and retail	0	The policy is unlikely to prove relevant to this Sustainability Objective.

provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	+	Other LDP policy will ensure that developments permitted within minerals buffer zones will have no unacceptable impacts on biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+/-</b>	<b>The policy aims to protect minerals resources and ensure that sensitive developments are not effected by the adverse effects of minerals extraction. The assessment results in a mixture of positive, neutral and negative impacts. Any potential negative impacts are however likely to be minimal.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 24: Borrow Pits**

Temporary planning permission will be granted for borrow pits where:

- a) the borrow pit is required to supply a specific short-term construction project with appropriate material; and
- b) extraction will cease upon completion of the construction scheme; and
- c) is closely located in relation to the proposed construction project; and
- d) there are clear environmental benefits from meeting supply from the proposed source rather than from an existing site or sites with planning permission or from secondary or recycled aggregates either within or outside of the National Park; and
- e) the scale of the development is appropriate for the locality; and
- f) the development will not harm the amenities of the local area and local communities in particular with regard to access, traffic generated, noise, vibration, dust and safety nor adversely affect existing surface and groundwater resources; and
- g) development will not have unacceptable adverse effects.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	Could help facilitate opportunities for diversification
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their	++	Would mean developments used local stone, likely to be more in keeping with the existing character of the area. With careful siting and appropriate conditions on after use borrow pits/ small quarries may become

components (including the built environment and archaeology) with reference to the special qualities of the National Park		landscape assets. Clause f protects against landscape damage.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	+	Would reduce transport of stone (although this stone is currently only likely to be transported over short distances) and use of less sustainably produced alternative materials.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+?	Encouraging local craftsmen who are skilled in traditional building practises and therefore employable in the local area.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+	The rich diversity of local building stones contributes to the cultural distinctiveness of communities.
11. The adverse effects of minerals exploitation in the National Park decline from the	+	The option proposes a lower impact approach to minerals extraction. Any policy would need to apply the same approaches to after use as for more conventional quarry operations

present level and the potential biodiversity and landscape gains of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Overall this policy performs well against the SA Objectives particularly objectives concerned with landscape and townscape.</b>
<b>Recommendation</b>	<b>No changes to the policy</b>	

**Policy 25: Local Building Stone**

**Planning permission will be granted for quarrying of local building stone where:**

- a) the material is required to supply a specific proven local need and exceptional circumstances can be demonstrated; and
- b) is closely located in relation to the proposed construction or development site; and
- c) there are clear environmental benefits from meeting supply from the proposed source rather than from an existing site or sites with planning permission or from secondary or recycled aggregates either within or outside of the National Park; and
- d) the scale of the development is appropriate for the locality and to serve the local market; and
- e) the development will not have an adverse impact or damage the local landscape and local environment; and
- f) the development will not harm the amenities of the local area and local communities in particular with regard to access, traffic generated, noise, vibration, dust and safety nor adversely affect existing surface and groundwater resources; and
- g) the local road network has the capacity to accommodate the traffic arising from the development; and
- h) there is provision for a beneficial after-use, restoration, landscaping and post closure management of the site, including where possible details of progressive restoration of the site.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	Could help facilitate opportunities for diversification.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Criterion (c) suggests that the policy would allow local quarrying where it represents a landscape benefit (or less harm) compared to meeting the need from existing sites. Clause e should help limit the damage to the landscape, and clause h that the long term effects are positive.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	+?	Is likely to reduce the distance stone is transported to a development sites for minor benefits to this objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+	Assuming that many, if not most, of the culturally important buildings in a settlement have been built using locally sourced stone, this policy will help new buildings integrate with these existing buildings, helping

		maintain the overall character of the settlement
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+	This policy could help to reduce the demand for further minerals extraction. The requirement to avoid unacceptable landscape and environmental impacts, together with the requirement for beneficial after-use and post-closure management, should ensure that landscape and biodiversity are not damaged and in the medium to long term are enhanced.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	+	The requirement for beneficial after-use and post-closure management should yield biodiversity benefits, criterion (d) should ensure that valuable biodiversity is not damaged in the operation of the quarry.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	The requirement that activity does not affect surface and ground water should prevent negative impacts on this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Due to the criterion to avoid environmental damage, the requirement that any sites opened under this policy are less damaging than existing sites or alternative sources, and the requirement for beneficial after-use, the policy is likely to be positive in sustainability terms.</b>
<b>Recommendation</b>	<b>No changes to the policy</b>	

**Policy 26: Recycled, Secondary and Waste Materials**

**The use of recycled, secondary and waste materials, including demolition and construction waste arising from local sources will be supported provided:**

- a) the removal of any material will not have an unacceptable adverse effect on any sites, buildings, walls or features of landscape, nature conservation, archaeological, architectural or historic interest; and**
- b) the reuse of materials does not harm the character of the National Park; and**
- c) the treatment of mineral waste can be satisfactorily accommodated within the mineral extraction site, including a suitable scheme for the restoration and after care of the site if appropriate; and**
- d) the development will not harm the amenities of the local areas and local communities in particular with regard to access, traffic generated, noise, vibration, dust and safety nor adversely affect existing surface and groundwater resources.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	Sites where this activity could take place may be on farms, and as such help facilitate opportunities for diversification.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	If the policy results in less primary aggregate extraction, and the removal of unsightly buildings, there will be landscape gains. Criterion (a) would protect buildings of value in the landscape from demolition.

4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	?	There will only be benefits for this Sustainability Objective if the energy needed to recycle and transport the demolition material is less than that to quarry and transport new materials.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+	Criterion (a) would protect distinctive buildings.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+	This policy could help to reduce the demand for further minerals extraction.

12. Reduce the negative impacts of waste.	+	The materials that would be recycled under this policy would otherwise become waste and need disposal, potentially to landfill.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	+	<b>The policy facilitates recycling and as such performs well against the SA objectives. Criteria in the policy will prevent unwanted negative impacts, particularly on nearby communities and the immediate environment.</b>
<b>Recommendation</b>	<b>No changes to the policy</b>	

**Policy 27: Inactive Minerals Sites**

Where the Authority is satisfied that the winning and working of minerals or the depositing of mineral waste has ceased permanently it will investigate the appropriateness of serving a Prohibition Order on the owner(s).

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The Policy enables the Authority to control the landscape impact of re-opening long-term inactive quarries.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate	0	The policy is unlikely to prove relevant to this Sustainability Objective.

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+	The Policy enables the Authority to control the landscape and biodiversity impact of re-opening long-term inactive quarries
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance	+	The policy would ensure that any biodiversity interest in a disused quarry is fully considered as part of

biodiversity both within and outside designated sites		proposals to re-open long-term inactive quarries.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	The Policy enables the Authority to control the impact of re-opening long-term inactive quarries on the quality of in-land and coastal waters.
<b>Overall assessment and suggested changes</b>	+	<b>Though this policy does not impact on many of the Sustainability Objectives, for those to which it is relevant it is positive, mainly through ensuring that the landscape and biodiversity value of former quarries is maintained.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 28: Local Waste Management Facilities**

**Local waste management and recycling facilities which predominantly serve the National Park area will be permitted provided**

- a) the site would be conveniently located in relation to the needs of the National Park community; or
- b) the proposal makes provision for adequate screening so as to minimise any adverse effects; and
- c) the development is sufficiently distanced from neighbouring properties so as not to constitute a potential health or safety hazard; and
- d) the development will not cause demonstrable harm to the amenities of the local area and local communities in particular with regard to access, traffic generated, noise, vibration, dust, litter, odour nor adversely affect existing surface and groundwater resources.

**A Waste Planning Assessment will be required to accompany applications for a waste management facility classified as disposal, recovery or recycling facility.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	In order to accord with national and local planning policy any new waste management sites would need to be located on existing waste management sites or B2 industrial sites and be conveniently located in relation to the needs of the community. The development of new sites in isolated locations is unlikely to be supported.
3. Conserve and enhance landscapes, townscapes and	+	Local, small scale waste recycling schemes can be more readily accommodated within or near to settlements, and are less likely to impact on landscape or townscapes.

seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The requirement for a safe distance to neighbouring property should help avoid any health consequences.
7. Reduce factors contributing to climate change.	+	The provision of local waste recycling and re-use facilities would assist in reducing the use of virgin material which is usually high energy and contributes to climate change.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The provision of local waste recycling facilities may provide services to the local community, enhancing their sustainability. However, benefits are likely to be negligible
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the	0	The policy is unlikely to prove relevant to this Sustainability Objective.

National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	++	The introduction of local waste facilities would implement this objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Local waste facilities within the National Park would help to reduce the negative impacts of waste, and would have less of an impact on landscape and townscape.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

### Policy 29: Composting

Proposals that involve the composting of organic material, generated predominantly within the National Park will be permitted unless there would be an adverse impact on any of the following:

- a) the amenities of the local area and local communities in particular with regard to access, traffic generated, noise, vibration, dust, odour, safety nor adversely affect all existing surface and groundwater resources; and provided
- b) the capacity of the local road network.
- c) designated conservation sites (see Policy 10 and Policy 11)

And provided:

- d) there is provision for landscaping and/or screening of the site; and
- e) there are adequate steps to deal with leachate; and
- f) the product has added value.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+?	Farms near settlements could be ideal sites for this kind of development, and it could provide opportunity for diversification. Having said that, a facility dealing predominantly with material generated in the Park is likely to be of the small scale, community type and is unlikely to represent a significant commercial venture. There might be opportunities for farms to provide land for rent.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	If facilities are small and local then the journeys to them might be shorter than to the local tip where such waste might already be taken to. Conversely households who are already composting in their gardens may change to taking their compostable waste to community sites by car (the community site is likely to create better compost more efficiently than most people can in their gardens). Any impacts are likely to be negligible.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built	0	Large scale facilities are likely to have negative landscape impacts even with conditions for screening and protecting amenity, but such developments are unlikely given that the policy precludes sourcing waste from a wide area. There may be opportunities for small community schemes to be accommodated within the landscape whilst complying with the relevant policy criteria.

environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective. Any impacts upon climate change are likely to be negligible.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective. Any are likely to be negligible.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential	0	The policy is unlikely to prove relevant to this Sustainability Objective.

biodiversity and landscape gains of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	++	Encouraging people to compost suitable waste or creating facilities to compost suitable waste in the general waste stream will reduce the waste sent to landfill, and recycle the waste into a useful product.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	Even though the policy could create a community facility the policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	++	Healthy compost heaps are characterised by a large number and variety of invertebrates and are also likely to be used by larger animals as a place to shelter or find food. As long as the management of the composting facility tries to avoid harm to such fauna the composting process itself can provide biodiversity benefits. Biodiversity is also likely to benefit when the compost is used as it will improve the soil condition supporting more soil flora and fauna and all animals and plants that depend on that.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0/+	Leachate could lead to eutrophication of water bodies, but the policy contains criterion to prevent this.
<b>Overall assessment and suggested changes</b>	++	<b>Composting at a local scale is likely to represent a sustainable way of dealing with suitable waste.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

## **Sustainability Appraisal of the Pembrokeshire Coast National Park Replacement Local Development Plan Preferred Strategy May 2017:**

Section C: Climate Change, Sustainable Design, Flooding, Sustainable Energy

**Policy 30: SUSTAINABLE DESIGN (Strategy Policy)**

All proposals for development will be expected to demonstrate an integrated approach to design and construction, and will be required to be well designed in terms of:

- a) Place and local distinctiveness (see Policy 8)
- b) Environment and biodiversity (see Policy 8)
- c) Community cohesion and health (see Policy 31)
- d) Accessibility (see Policy 57)
- e) Energy use
- f) Energy generation (see Policy 34)
- g) Materials and resources (see Policy 32)
- h) Water and drainage (see Policy 33)
- i) Waste (see Policy 32)
- j) Resilience to climate change

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	Sustainably designed buildings are likely to contribute positively to this SA objective throughout the life of the development.
2. Locate developments so as to minimise the demand for travel, especially by private car.	?	If the requirement for accessibility includes accessibility by means other than cars, or will mean that any resulting car journeys are shorter or less frequent than they would otherwise have been, than the policy will be positive with regard to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and	++	The definition of “well designed” is development that has regard to place and local distinctiveness, environment and biodiversity means. The policy is therefore likely to enhance landscapes and townscapes.

seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	The policy refers to policy 52 for its criteria for accessibility. Policy 52 aims to ensure that new development included access for walkers and cyclists.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	++	The inclusion of water and drainage, and resilience to climate change as considerations for “well designed” should ensure new development that copes well in a changing climate and does not exacerbate problems for existing development.
7. Reduce factors contributing to climate change.	++	The definition of “well designed” includes energy efficiency and the need to generate electricity by low carbon or carbon neutral methods.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Sustainably designed buildings, which respond to their local context, should contribute to sustaining local communities.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+?	The policy, which applies Welsh Government Standards, should improve access for all to the National Park.
10. Maintain the cultural distinctiveness of communities.	+	The requirement for design that considers place and local distinctiveness will help achieve this Sustainability Objective.
11. The adverse effects of minerals exploitation in the	+	The policy requires that resource use and waste generation is minimised during construction, in part through

National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.		more efficient use and recycling of mineral resources. This should reduce the demand for primary minerals.
12. Reduce the negative impacts of waste.	+	The definition of “well designed” involves measures to minimise waste generation during construction and once the building is in use, and facilities to deal with waste in sustainable ways (e.g. recycling and composting).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	Sustainably designed public buildings, which respond to their local context, should contribute to meeting the needs of the population of the National Park.
14. Maintain and enhance biodiversity both within and outside designated sites	+	The policy defines “well designed” as that of benefit to biodiversity. Additionally the impacts of measures to reduce factors contributing to climate change are likely to indirectly benefit biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	The definition of “well designed” includes reference to efficient use of water and effective drainage provision, both likely to benefit this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Overall this policy is likely to contribute positively to the SA Objectives, particularly those that focus on the management of natural resources and the causes and consequences of climate change.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 31: Amenity**

Development will only be permitted where it does not have an unacceptable adverse effect on amenity, particularly where:

- a) the development is for a use inappropriate for where people live or visit; and/or
- b) the development is of a scale incompatible with its surroundings; and/or
- c) the development leads to an increase in traffic or noise or odour which has a significant adverse impact; and/or
- d) the development is visually intrusive.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	This would prevent rural development proposals that create unacceptable amenity impacts.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The type of development prevented by the policy is almost certain to have a significant negative impact on landscapes and townscapes
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling)	+	People may be less likely to want to undertake physical (or any other kind of) recreation in an area where amenity has been damaged.

and volunteering opportunities.		
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The effects of this policy will probably be neutral with regard to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+	The policy could provide justification to refuse permission for new, or extensions to, quarries.
12. Reduce the negative impacts of waste.	+	This policy has the ability to contribute positively to the SA Objective through mitigating impacts to amenity.
13. Community facilities (including	0	The policy is unlikely to prove relevant to this Sustainability Objective.

health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>The policy is appropriate in sustainability terms, particularly in the context of the first of the two National Park purposes.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 32: Minimising Waste****Development must minimise, re-use and recycle waste generated during demolition and construction and provide waste management facilities of an appropriate type and scale as an integral part of the development.**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	Though the policy may place requirements on developments on farms it is unlikely that such requirements would affect the Sustainability Objective one way or the other.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	If the re-using and recycling of waste leads to less demand for minerals this would have landscape benefits. Less waste would mean fewer landscape impacts associated with its disposal either in the National Park or elsewhere.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate	0	The policy is unlikely to prove relevant to this Sustainability Objective.

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	+?	Much of the waste associated with development is likely to be inert (or have a very long half-life) and as such is unlikely to yield significant amounts of greenhouse gases. Waste generated when the development is in use may have more potential for greenhouse gas generation (a high proportion of organic material) but this gas will probably be released whether the waste is dealt with on site (for example through community composting schemes) or taken away for disposal elsewhere. It is even possible that greenhouse gas emissions could be reduced if this material is dealt with at a site where gases released through decay (e.g. methane) can be captured and used to generate energy.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective, though shared community waste management facilities may provide a focus for interaction between members of a community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	+	The policy aims to increase the efficiency of use of building material, including mineral products, and is therefore likely to reduce the demand for these products.
12. Reduce the negative impacts of waste.	+	The policy should result in less waste, and better handling of the waste that does arise.
13. Community facilities (including health & social care facilities,	0	The policy is unlikely to prove relevant to this Sustainability Objective.

social facilities and retail provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	?	If the waste impacts this policy seeks to avoid were to affect sites of biodiversity value then the policy is positive with regard to this objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Generally steps to minimise waste and deal with it locally are likely to deliver sustainability gains, however the effect of dealing with waste locally could be simply to spread the negative effects more thinly if local waste management is not controlled as effectively as a larger scale facility would be.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 33: Surface Water Drainage****Development will be required to incorporate sustainable drainage systems for the disposal of surface waters on site.**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	0	The policy is unlikely to prove relevant to this Sustainability Objective.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference	+	If a consequence of climate change is more extreme rainfall events then effective management of flood waters will be important in reducing or preventing the consequences of this.

to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and	+	Flood waters often lead to pollution events harmful to biological systems, either as a direct consequence of runoff, or by causing over flows and releases of untreated sewage at sewage works. Effective management

outside designated sites		of surface water should help prevent this.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Flood waters often lead to pollution events in freshwater and marine environments, either as a direct consequence of runoff, or by causing over flows and releases of untreated sewage at sewage works. Effective management of surface water should help prevent this.
<b>Overall assessment and suggested changes</b>	+	<b>The policy will have positive sustainability outcomes by helping prevent flooding and pollution</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 34: RENEWABLE ENERGY (Strategy Policy)**

**Small scale renewable energy schemes will be considered favourably, subject to there being no unacceptable adverse effects. Medium scale schemes also offer some potential and will be permitted subject to the same considerations. Large scale renewable energy schemes will only be permitted where they do not compromise the special qualities of the National Park. Where there are other renewable energy schemes already in operation in the area, cumulative impacts will be an important consideration.**

**Onshore connections to offshore renewable energy generators will also be permitted subject to there being no unacceptable adverse effects. Developers requiring an undeveloped coastal location for onshore connections to offshore renewable energy installations will need to clearly justify this need in relation to Policy 8a) with the least obtrusive approach to design being taken.**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	Renewable energy schemes contribute to farm incomes. The policy would not support proposals that have unacceptable negative impacts on the landscape, biodiversity or to community well-being.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The requirement to consider environmental impacts of schemes and consider the impact of schemes on the Special Qualities of the National Park should protect the landscape.
4. Increase the number of	0	The policy is unlikely to prove relevant to this Sustainability Objective.

residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.		
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	++	Renewable energy encompasses technologies to meet energy needs without contributing to climate change. The policy allows such development and will contribute positively to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Community renewable energy schemes could benefit communities by providing a degree of energy security.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts	+	Renewable energy technology may help to reduce waste for example anaerobic digestion.

of waste.		
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	+	The policy does not support proposals that would have negative impacts on biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	The policy is likely to have a positive impact on the SA objective particularly in the case of anaerobic digestion, which helps to reduce the level of slurry applied to agricultural land.
<b>Overall assessment and suggested changes</b>	+	<b>Renewable energy schemes are likely to contribute positively to a more sustainable society. In a National Park the impact of any renewable energy scheme on the landscape and other Special Qualities of the National Park must be a consideration, and therefore this policy makes less likely the larger scale developments that might generate significant amounts of renewable energy but cause more significant detrimental impacts.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 35: FLOODING & COASTAL INUNDATION (Strategy Policy)**

**In planning for the future development of the National Park;**

- a) development will be directed away from those areas which are at risk from flooding now or as predicted for the future by Natural Resources Wales’ Flood Maps or Shoreline Management Plan 2 unless there are sound social or economic justifications in accordance with the advice set out in Technical Advice Note 15 (see Policy 36, 37 and 38).**
- b) sustainable defence of the coast will be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan and there will be no unacceptable adverse effect on the environment.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+/-	The policy will need to be responsive to natural changes. It allows for the protection of the built environment, where possible, although there are likely to be instances where it is no longer sustainable nor viable to continue to protect some developments or other assets. Both abandonment of built assets and an evolving natural coastline have the potential to change landscapes and destroy historical features. In other cases it may provide opportunities to enhance landscape, townscapes and highlight previously hidden historic features.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling)	0	The policy is unlikely to prove relevant to this Sustainability Objective.

and volunteering opportunities.		
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	++	The policy is directly related to this Sustainability Objective, both in seeking to minimise the impact of flooding events to people and property and to allow the undeveloped coast and landscape to act as a natural defence to flood now and as predicted in the future as a result of climate change.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Flooding can impede access or egress to buildings or whole areas of settlements, facilities and services. The policy aims to reduce new development in flood risk areas and will therefore support this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+?	Maintaining cultural distinctiveness might depend on protecting key assets. However, the policy implies that this may not happen in all cases.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	Protecting community facilities would help realise this Sustainability Objective. However, the policy implies that this may not happen in all cases.
14. Maintain and enhance biodiversity both within and outside designated sites	++?	There is potential for habitat protection, creation and replacement through this policy approach.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Over the long term the aim of the policy is to ensure the National Park is managed to ensure that development is directed away from areas of flooding and coastal inundation and where practicable sustainably defend the coast.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 36 DEVELOPMENT IN THE COASTAL CHANGE MANAGEMENT AREA (New Policy)**

**New dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal Change Management Areas (see Proposals Map).**

**Proposals for all other new development or the intensification of existing development or land uses in the Coastal Change Management Areas will be required to demonstrate that it will result in no increased risk to life or significant increase in risk to property, in addition to complying with all other relevant policies of the Local Development Plan**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	There may be short term financial impacts. However, in the long term the policy is likely to result in more sustainable rural communities.
2. Locate developments so as to minimise the demand for travel, especially by private car..	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	There may be short term losses in respect of landscape, townscape and the historic environment. However, in the longer term the policy help to manage the transition and any resulting landscape/townscape changes.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling)	0	The policy is unlikely to prove relevant to this Sustainability Objective.

and volunteering opportunities.		
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	++	The policy is directly related to the Sustainability Objective, it seeks to ensure that there is no increase in risk to property or public health in areas subject to coastal change.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	In certain areas, the policy could be viewed as having a negative effect against this Sustainability Appraisal Objective by not allowing new homes and restricting other types of development. However, in the longer term the policy is likely to have a positive effect as unsustainable areas are avoided and risks to communities from flooding reduced.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Flooding can impede access or egress to buildings or whole areas of settlements, facilities and services. The policy aims to reduce new development in flood risk areas and will therefore support this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+	The overall aim of the policy is to allow coastal communities within the National Park to adapt to the effects of climate change.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including	+	Policy is likely to help protect community facilities by limiting development in flood risk areas.

health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>The policy aims to direct development away from areas at risk of flooding and ensure that existing flood risk is not increased. In doing so the policy will help to ensure that coastal communities within the National Park are more resilient to the effects to climate change.</b>
<b>Recommendation</b>	No change to the policy.	

**Policy 37 RELOCATION OF EXISTING PERMANENT DWELLINGS AFFECTED BY COASTAL CHANGE (New Policy)**

Proposals for the relocation of existing permanent dwellings in the countryside affected by coastal change will be permitted, provided that:

- a) The development replaces a permanent dwellings which is affected or threatened by erosion or tidal inundation within 20 years of the date of the proposal; and
- b) It is located an appropriate distance inland with regard to the Coastal Change Management Area and other information in the relevant Shoreline Management Plan and where possible it is in a location that is close to the coastal community from which it was displaced; and
- c) It is within or immediately adjacent to existing Centres close to the location from which it was displaced; or
- d) In the case of an agricultural dwelling, is within the farm holding or within or immediately adjacent to existing Centres; and
- e) The new dwelling is comparable in size to that which it is to replace; and
- f) The existing site is cleared and made safe;
- g) The site meets all other criteria against which a residential proposal would be judged.

SA Objective	Sum- mary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	?	There may some financial benefit through the sale of a plot of land for replacement dwellings.
2. Locate developments so as to minimise the demand for travel, especially by private car..	0+	Policy requires that replacement dwellings for dwellings that were within a Centre are placed within that Centre of adjacent to it.

3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Other LDP policy will ensure that replacement dwellings will have no unacceptable impacts on landscape. The policy also specifies that replacement dwellings be of comparable size to those they are replacing and that proposals for replacement dwellings are compliant with other relevant LDP policies such as those on landscape.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	++	The policy is directly related to the Sustainability Objective, aims to reduce flood risk and allow communities in the National Park to adapt to the effects of climate change.
7. Reduce factors contributing to climate change.	+/-	Minor, short term negative effect through construction. In the longer term the effect may be positive as replacement dwellings are likely to be built to higher standards for resource efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is likely to have a neutral effect on this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+	The policy enhances community resilience by allowing communities to adapt to the effects of climate change.

11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park. Locating development within a settlement may increase the likelihood of the redevelopment of brownfield sites with the potential for the recycling of building material.
12. Reduce the negative impacts of waste.	+/-	Some waste will be generated from clearance of existing sites and construction of new dwellings. However, there will be benefits through the clearance of derelict sites and buildings. There also potential for the reuse or recycling of materials.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There is potential for habitat creation on cleared sites.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Criteria f) requires that the existing sites be cleared and made safe, this will help to protect coastal waters from pollution.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>By allowing the relocation of existing homes that are at risk from flooding or coastal erosion the policy will help to sustain coastal communities within the National Park. There is also good potential for biodiversity gain from this policy through habitat creation on cleared sites.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	



**Policy 38 RELOCATION AND REPLACEMENT OF DEVELOPMENT (OTHER THAN RESIDENTIAL) AFFECTED BY COASTAL CHANGE (New Policy)**

Proposals for the relocation and replacement of community facilities, commercial and business uses that are considered important to coastal communities affected by coastal change will be permitted, provided that:

- a) The proposed development replaces that which is forecast to be affected by erosion within 20 years of the date of the proposal; and
- b) The new development is located an appropriate distance inland with regard to the Coastal Change Management Area and other information in the relevant Shoreline Management Plan and where possible it is in a location that is close to the coastal community from which it was displaced; and
- c) The new building or land area is comparable in size to that which it is to replace; and
- d) The existing site is either cleared and made safe or put to a temporary use beneficial to the local community; and
- e) The site meets all other criteria against which a residential proposal would be judged .

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	?	There may some financial benefit through the sale of a plot of land.
2. Locate developments so as to minimise the demand for travel, especially by private car..	-	Policy is not restrictive on location and may result in some increased car use.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built	+	Other LDP policy will ensure that replacement community, facilities, commercial and business buildings will have no unacceptable impacts on landscape. The policy also specifies, under criterion c), that relocated developments should be of comparable size to that which they are replacing.

environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	The policy aims to protect community facilities, which often provide opportunities for physical recreation. The policy also allows for opportunities to use existing sites for beneficial community use.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	++	The policy is directly related to the Sustainability Objective, aims to reduce flood risk and allow communities in the National Park to adapt to the effects of climate change.
7. Reduce factors contributing to climate change.	+/-	Minor, short term negative effect through construction. In the longer term the effect may be positive as replacement buildings are likely to be built to higher standards for resource efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	The policy allows for replacement development that will assist in sustaining communities.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The policy aims to retain community facilities for communities within the Coastal Management Areas of the National Park, and allow for community uses of cleared derelict sites. The effect on this SA objective is likely to be positive due to the nature of community facilities, which generally encourage participation across a broad social spectrum
10. Maintain the cultural distinctiveness of communities.	+	The policy enhances community resilience by allowing communities to adapt.
11. The adverse effects of minerals exploitation in the National Park decline from the	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park. Locating development within a settlement may increase the likelihood of the redevelopment of brownfield sites with the potential for the recycling of building material.

present level and the potential biodiversity and landscape gains of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	+/-	Some waste will be generated from clearance of existing sites and construction of new dwellings. However, there will be benefits through the clearance of derelicts sites and buildings. There also potential for the reuse or recycling of materials.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The policy allows for the relocation of community facilities, and allows for community use of cleared sites.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There is potential for habitat creation on cleared sites.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Criteria c) requires that the existing site be cleared and made safe, this will help to protect coastal waters from pollution.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>By allowing the relocation of existing business and community facilities that are at risk from flooding or coastal erosion the policy will help to sustain coastal communities within the National Park.</b>
<b>Recommendation</b>	<b>The Sustainability Appraisal suggested that there could be a positive effect against Sustainability Appraisal Objective 3 (landscape/townscape) if the policy included a criterion like e) from Policy 34B. This criterion has been added as c). Not further changes to the policy are suggested.</b>	

**Sustainability Appraisal of the Pembrokeshire Coast National Park Replacement Local Development Plan Preferred Strategy May 2017:**

Section D: Visitor Economy

**Policy 39: VISITOR ECONOMY (Strategy Policy)**

To attract visitors outside the peak season while ensuring that National Park environment is conserved and enhanced as a landscape of national and international importance by:

- a) Allowing limited caravan, camping and chalet development (See appraisal for Policy 42)
- b) Permitting new hotels and guest houses within Centres or through the conversion of appropriate existing buildings in the countryside.
- c) Protecting against the loss of hotels and guesthouses unless it is proven that their continued use would not be viable or that peak demand can continue to be met in the locality. (See Policy 40)
- d) Only permitting self-catering accommodation where the site or building is not appropriate for market or affordable housing provision on brownfield sites in the Local Development Plan's Centres or in conversions in the countryside (See Policy 41).
- e) Permitting visitor attractions, recreational and leisure activities in or adjacent to Centres. Proposals in the countryside will need to demonstrate why a 'Rural Centre' or 'Countryside' location is essential. Countryside proposals should make use of existing buildings whenever possible.
- f) Directing shore based facilities to the developed stretches of coast where compatible with adjacent uses. (See appraisal for Policy 18)

Activities which would damage the special qualities of the National Park will not be permitted, see Policy 8. Proposals under this policy which might represent a threat to any sites and species of European importance will not be permitted – see Policy 10.

**This appraisal concerns criterion d) of Policy 39, see appraisals for policies 18, 40, 41 and 42\***

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+?	Policy criteria may provide opportunities to enhance the agriculture and forestry sectors.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+/-	The policy aims to direct attractions to accessible locations. However, the policy does not have a sequential approach and does not restrict proposals in less accessible locations.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	0	Appropriate LDP policies will ensure that no unacceptable impacts occur.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0+?	Potential for positive effect dependent on the nature of the types of attraction.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0+?	Potential for positive effect dependent on the nature of the types of attraction and if they are open year round.
6. Manage the effects of climate	0	The policy is unlikely to prove relevant to this Sustainability Objective.

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	+/-	Attractions within settlements are likely to reduce the need to travel by private car. However, construction and operation of additional tourist attractions will increase net greenhouse gas emissions in the National Park.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Policy allows for the development of attractions, which may help to sustain employment opportunities.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park. Locating development within a settlement may increase the likelihood of the redevelopment of brownfield sites with the potential for the recycling of building material.
12. Reduce the negative impacts of waste.	-	New tourist attractions will create additional waste both during construction and operation.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective

14. Maintain and enhance biodiversity both within and outside designated sites	0	LDP policy on biodiversity will ensure that there are no unacceptable impacts to biodiversity resulting from the development of tourist attractions.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	Appropriate LDP policies will ensure that there are no unacceptable impacts to water courses.
<b>Overall assessment and suggested changes</b>	-	<b>The policy may help to provide and sustain employment opportunities in the National Park. However, in the long term allowing tourist attractions in less accessible locations is unlikely sustainable.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

#### **Policy 40: Hotels and Guest Houses**

**Loss of hotels and guest-houses in the National Park will be permitted where:**

- a) the potential for continued use of the facility has been shown to be un-viable; or**
- b) the overall demand for this type of accommodation during peak periods will continue to be met within the area; and**
- c) there is no unacceptable adverse effect on the appeal and intrinsic character of the resort, area or frontage.**

**Applicants justifying the loss of the hotel under criterion a) will need to show that a genuine marketing exercise has been undertaken prior to the submission of the application.**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
1. Economically viable agriculture	0	The policy is unlikely to prove relevant to this Sustainability Objective.

and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.		
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	Hotels and guest houses contribute an important element to the townscape in some instances, particularly in the resorts of Tenby and Saunders foot. This policy helps to conserve the townscape provided that the buildings are retained. Those with an unviable future would be redeveloped or reused thus also protecting the townscape.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	++	Good quality serviced accommodation is acknowledged to be best placed to provide for year-round visitor accommodation. This policy protects all serviced accommodation and therefore has the potential to assist with this criterion.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	Other LDP policy will ensure that there are no adverse impacts.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for	++	Serviced accommodation not only provides direct employment opportunities but can also provide other facilities important to communities such as pubs or leisure and fitness facilities.

development to sustaining local communities.		
9. Encourage access for all to the National Park, reflecting the social mix of society.	+?	Has the potential to ensure accommodation is provided for a range of budgets and abilities.
10. Maintain the cultural distinctiveness of communities.	++	Hotels and guest houses contribute an important element to the culture of some communities in the National Park, particularly in the resorts of Tenby and Saunders foot. This policy helps to conserve that culture.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	Hotels often provide community facilities such as leisure facilities and pubs/restaurants.
14. Maintain and enhance biodiversity both within and outside designated sites	0	Other LDP policy will help to prevent unacceptable impacts to biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Policy performs well against the relevant SA Objectives, no changes suggested.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 41: Self-Catering Development**

**Proposals for self-catering development will only be permitted on a brownfield site in a Centre or in a conversion proposal in a countryside location (see Policy 7 and Policy 49).**

**The site or building must be shown to be inappropriate for market or affordable housing provision.**

**New build self-catering development on greenfield sites will not be permitted.**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Potential for redevelopment of brownfield sites.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling)	0	The policy is unlikely to prove relevant to this Sustainability Objective.

and volunteering opportunities.		
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	Policy allows for self-catering developments, which provide accommodation that is not seasonally restricted.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	-	Any development will result in a net increase in greenhouse gas emissions in the National Park.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	This policy directly supports this SA Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Policy may allow for a variety of accommodation to suit abilities. Policy may also allow for some affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This policy directly supports this SA Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park. Locating development within a settlement may increase the likelihood of the redevelopment of brownfield sites with the potential for the recycling of building material.
12. Reduce the negative impacts of waste.	-	Any development will generate additional waste both during construction and after.
13. Community facilities (including	0	The policy is unlikely to prove relevant to this Sustainability Objective.

health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	0	Protection of biodiversity policies will ensure that there are no unacceptable impacts to biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>The policy will help to sustain communities in the National Park by prioritising affordable housing. There may also be minor benefits for landscape/townscape through the use of brownfield land.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 42:Caravan, Camping and Chalet Development (New)**

**New Caravan, Camping and Chalet sites and changes of accommodation within existing sites will be considered away from the coast and Preselis and in locations not inter-visible with them.**

**Extensions to existing sites will be considered where the extension is in a well-screened location.**

**Extensions to existing sites with no increase in pitch numbers to achieve clear environmental improvement in relation to landscaping and layout will be permitted in defined Landscape Character Areas where existing sites have highly prominent parts, often visible from the coast and inshore waters, and where extensions into allow pitches to be transferred to more discreet locations.**

**Proposals coming forward as set out above must ensure:**

- a) New development (including ancillary facilities) and changes within sites avoid sensitive locations and units are sited so that they can be readily assimilated into the landscape without harming the National Park landscape (see Policy 16).**
- b) There are no adverse cumulative impacts when considered in conjunction with other development in the locality (see Policy 16).**
- c) Any ancillary facilities should, wherever possible, be located in an existing building or as an extension to existing facilities. If no existing building is available the need for additional facilities will need to be clearly demonstrated and commensurate with the scale of development. (See also Policy 43)**
- d) Enhancement opportunities achieve an overall environmental improvement whereby there are clear benefits in reducing the impact on the surrounding landscape.**

SA Objective	Sum- mary	Commentary
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1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	-	Further caravan and camping pitches and chalet units on new or existing sites will increase use number of visitors accessing the National Park by private car.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Policy only allows new sites where they can be assimilated into the landscape, it also only allows for extensions with clear environmental benefits.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	-	New caravan and chalet sites are likely to increase car use.
8. Maximise the contribution of	+	New caravan or chalet sites may create new jobs and potentially new facilities such as shops that could also

the limited opportunities for development to sustaining local communities.		be used by local people.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Policy allows for a range accommodation types to suit varying budgets and abilities.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park.
12. Reduce the negative impacts of waste.	-	New and extended sites will create additional waste both during construction and operation.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	New sites or extensions to existing sites may provide a new community facility such as an on-site shop that could also be used by local people. Alternatively, visitors can help sustain existing community facilities.
14. Maintain and enhance biodiversity both within and outside designated sites	0	Other LDP policy will help to prevent unacceptable impacts to biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	-	New caravan and chalet sites are likely to have significant seasonal demands for water and sewerage.

Overall assessment and suggested changes	+	The policy provides a sensible trade-off between the protection of the landscape and the need to support the local tourism economy. It likely represents the most sustainable approach towards securing both.
Recommendation	No changes to the policy.	

### Policy 43: Site Facilities on Camping, Chalet and Caravan Sites

The development of retail and other facilities on camping, chalet and caravan sites will be permitted where:

- a) it can be demonstrated that the facility is not already available in the vicinity; and the scale and design of the facility is in keeping with the character of the surrounding area; and
- b) the vitality and viability of retailing and services of nearby Centres are not adversely affected

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	Policy has the potential to contribute positively to the rural economy.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	The policy could mean that site users do not have to travel by car to buy basic provisions if there is a shop on site.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The requirement for development in keeping with the character of the surrounding area will ensure that unacceptable landscape impacts are avoided.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	+	If car travel is reduced then a significant factor in climate change will also be reduced
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	The policy allows for new facilities on site and protects existing community facilities.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail	+?	May provide a local facility, at least during part of the year, where there would otherwise be no such facility, whilst preventing any site facility undermining the viability of existing facilities.

provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>The policy is unlikely to have a major impact on the Sustainability Objectives other than reducing the need for site users to travel.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 44: EMPLOYMENT SITES & LIVE/WORK UNITS (Strategy Policy)**

Employment opportunities will be provided and safeguarded through:

- a) Directing small-scale employment proposals to appropriate locations in or adjacent to the Local Development Plan’s identified Centres or buildings suitable for conversion in the Countryside (See Policy 7d). Farm diversification can also assist. (See Policy 46)
- b) Allowing rural enterprises in the countryside where a need to locate in a ‘Countryside’ location is demonstrated to be essential. Rural enterprises should make use of existing buildings whenever possible.
- c) Allowing extensions to established businesses in the countryside or giving favourable consideration of new businesses in the countryside aiming to join existing clusters.
- d) Combining business uses with other uses such as community facilities or housing including live/work units.
- e) Protecting existing employment sites for employment use except in locations where the current use is not suited to the area or there is adequate provision already or the existing use is unviable. When considering a new use for a redundant employment site a community facility or affordable market/housing provision will be given priority. (See Policy 45)
- f) Protecting and enhancing the harbours at Tenby, Saundersfoot, Solva and Porthgain. (See Policy 18)

**\*This appraisal concerns criterion c) and d), see appraisals for referenced policies for other criteria.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	Policy supports the farm diversification policy, extensions to existing businesses and additions to clusters in the countryside.
2. Locate developments so as to	+	This policy is likely to have a positive effect on this SA Objective.

minimise the demand for travel, especially by private car.		
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	0	Other policies in the LDP will ensure that there are no unacceptable impacts to landscape/townscape/seascape.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	Flood risk and protection of biodiversity policies will ensure that sites are not located so as to contribute to these potential effects of climate change.
7. Reduce factors contributing to climate change.	-/+	See objective 2. Any new development is likely to increase net greenhouse gas emissions in the National Park.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Policy provides for employment opportunities within existing settlements and clusters.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

10. Maintain the cultural distinctiveness of communities.	+	The policy provides for employment opportunities for people to remain within their communities.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park.
12. Reduce the negative impacts of waste.	-	New and extended sites will create additional waste both during construction and operation.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	0	Protection of biodiversity policies will ensure that there are no unacceptable impacts to biodiversity.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	+	<b>Overall this policy performs well against the SA criteria particularly those concerned with economy and communities through job creation.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 45: Protection of Employment Sites and Buildings**

**Permission to redevelop, or use, business, general industrial, storage or distribution sites or buildings for other purposes will be permitted where:**

- a) the present use is inappropriate for the locality; or**
- b) there is adequate alternative provision in the vicinity; or**
- c) the potential for continued use of the site or premises has been shown to be unviable. The feasibility of retaining existing uses should include offering the site or premises for sale on the open market for at least one year at a realistic price.**

**Where the loss of the employment site is justified a community use or market/affordable housing provision will be given priority where such a need exists and the site is suitable for such development (see also Policy 49 and Policy 53).**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+/-	This depends on where the employment sites are located. Within settlements this has the potential to reduce the need to travel, particularly if employment uses or community facilities are retained. This would not be the case for more remotely-located premises.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology)	+	May provide opportunities for landscape enhancements where employment sites or buildings are re-developed. Other LDP policies will help to avoid unacceptable impacts to the landscape.

with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	Appropriate flood risk and protection of biodiversity policies will ensure that sites are not located so as to contribute to these potential effects of climate change.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	There is potential for this option to contribute positively to this criterion as it allows for land inappropriately used for employment uses to be used for affordable housing or community uses.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains	0	The policy is unlikely to prove relevant to this Sustainability Objective.

of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	There is potential for this option to contribute positively to this criterion as it allows for land inappropriately used for employment uses to be used for community uses.
14. Maintain and enhance biodiversity both within and outside designated sites	++	This option reuses brownfield sites thereby reducing the need for release of greenfield land.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	+	<b>Allows development land to be used more flexibly to meet the needs of communities. Likely to result in development on brown- rather than green-field sites.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 46: Farm Diversification**

Permission will be given to farm diversification proposals where:

- a) The scheme takes place on a working agricultural unit ; and
- b) The proposal assists in sustaining the agricultural unit; and
- c) The proposal is compatible with its location; and
- d) The proposal is in harmony with and/or enhances the National Park landscape; and
- e) If a new building is justified it should be sited in or adjacent to an existing group of buildings; and
- f) The vitality and viability of retailing and services of nearby Centres are not adversely affected.
- g) Subject to there being no unacceptable adverse effects.

Where such requirements are satisfied the National Park Authority will use conditions attached to the planning permission or require the applicant to enter into a legal agreement to ensure that the diversification proposal is tied in perpetuity to the agricultural unit.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	Agricultural diversification schemes are likely to increase the viability of the farming and forestry sectors within the National Park, and aid in job creation. Diversification schemes have the potential for negative impacts on biodiversity where new practices or activities are introduced and cause disturbance or damage to habitats and species. However, the policy specifies that support will be given to agricultural diversification proposals which further National Park purposes; this implies that biodiversity will be protected.
2. Locate developments so as to	?	The effect of this policy on private car use will be dependent on the diversification proposal i.e. whether the

minimise the demand for travel, especially by private car.		new activity necessitates the use of a private car or whether it can be carried out with negligible change to transport requirements.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The types of development that could come forward under this policy have the potential to cause adverse impacts to the landscape of the National Park. However, the policy specifies that support will be given to agricultural diversification proposals which further National Park purposes; this implies that landscape and archaeology will be protected.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	?	There is potential for positive effects on this SA objective where a diversification scheme provides opportunities for outdoor recreation.
5. Increase the number of visitors using the National Park outside the peak visitor season.	?	There is potential for positive effects on this SA objective where a diversification scheme provides accommodation or activities that are not seasonally dependent.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	?	Agricultural diversification could be about adapting to the effects of climate change for example where flooding or extreme weather has made particular uses economically unviable. There is potential for this policy to contribute positively to this SA Objective.
7. Reduce factors contributing to climate change.	?	Some diversification proposals may have high energy requirements or use large quantities of water.  Also see SA Objective 2 with regard to transport.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Agricultural diversification has the potential to contribute positively to this SA objective by maximising on opportunities to improve the viability of the agricultural and forestry sectors in National Park, helping to create and retain employment opportunities in rural communities.

9. Encourage access for all to the National Park, reflecting the social mix of society.	?	The effect on this SA objective would depend on the nature of agricultural diversification.
10. Maintain the cultural distinctiveness of communities.	+	The effect of the policy on this SA Objective would be dependent on the diversification proposal. Benefits may arise from the maintenance and/or uplifting of the economy of farming communities e.g. the provision of employment (for young people in particular).
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	No significant impacts on minerals are expected from agricultural diversification.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+?	The effect on this SA objective would depend on the nature of agricultural diversification.
14. Maintain and enhance biodiversity both within and outside designated sites	-/+	See SA Objective 1.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	?	Some diversification proposals may require large quantities of water or exploit inland or coastal waters.

<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Overall this policy is largely compatible with the SA objectives.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Sustainability Appraisal of the Pembrokeshire Coast National Park Replacement Local Development Plan Preferred Strategy May 2017:**

Section E: Affordable Housing and Housing

## **Policies 47 & 49: HOUSING & AFFORDABLE HOUSING (Strategy Policies)**

**Based on the level of anticipated affordable housing need, balanced against deliverability and landscape capacity provision is made for 1,150 housing units to deliver a housing requirement of 960 dwellings between 2015 and 2031.**

**To deliver affordable housing the National Park Authority will:**

- a) Seek to negotiate affordable housing to meet the identified need on housing developments in the housing submarket areas and Centres as set out in Table 8 below.**
- b) Seek a financial affordable housing contribution to help with the delivery of affordable housing on:**
  - proposals where the provision of an affordable dwelling on site is not possible**
  - Conversion opportunities in the countryside (Policy 7)**

**The Authority will also allow the exceptional release of land within or adjoining Centres for affordable housing to meet an identified local need.**

**When considering a new use for a redundant community facility an employment use or housing contributing to or providing affordable housing will be prioritised. When considering a new use for an employment site a community use or a housing development contributing to or providing affordable housing will be given priority. The percentage affordable housing requirements and contributions set out below will be sought.**

**Where a planning application is received for a site below the affordable housing threshold but which is part of a larger site which is above the threshold then the Authority will expect affordable housing to be provided. This is to ensure that sites are not broken up into smaller portions and phased which would avoid the requirement for affordable housing.**

**The affordable housing target for the Plan period is an estimated 250 affordable housing units.**

**Policy 53 provides further advice on prioritising affordable housing when negotiating planning obligations.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+/-	Affordable housing in rural centres and on infill and rounding off opportunities in the countryside may help provide homes for farm workers, or people working in related industries. Conversely the requirement for affordable housing will reduce the financial return from the conversion of redundant farm buildings.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	The policy aims to direct most housing development to Centres. Therefore these new dwellings are likely to be predominantly well located with regard to facilities and not give rise to additional need for car travel.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	-	Development on this scale in a National Park is likely to have some negative impact on the landscape of the Park and the character of its settlements, particularly given the likelihood of high proportion of greenfield sites in the Plan's allocations. This is in large part mitigated by concentrating development in or adjacent to existing settlements and requiring high quality design that integrates well with the existing built environment and landscape of the Park. The negative impacts will be further reduced as sites are selected on the basis that their landscape impact will be minimal, or may lead to improvements in the way a settlement integrates with the landscape.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect	+	In assessing potential sites for allocation their vulnerability to flooding now or in the foreseeable future is a consideration. The Sustainable Design policy requires design features to benefit biodiversity and provide resilience to the effects of climate change.

on biodiversity; public health.		
7. Reduce factors contributing to climate change.	-	Whilst the mitigation methods introduced by the sustainable design policy are likely to reduce the per capita emissions of greenhouse gases in the National Park, this policy is for housing growth and will result in a net increase in greenhouse gas emissions in the National Park.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The provision of affordable housing required by this policy effectively means that in large part the function of developing market housing is to subsidise the delivery of affordable housing. Therefore the effect of this policy is to ensure that housing development meets the housing needs of the Park's communities.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	This policy is unlikely to encourage a wider range of visitors. The provision of affordable housing will increase the range of people (particularly in income terms) able to live in the National Park.
10. Maintain the cultural distinctiveness of communities.	+/-	The effect of the policy with regard to Sustainability Objective 8 will help ensure that the people making up the community have sufficient opportunity to remain within it. For some settlements the increase in the number of households will be significant, the policies on design should ensure that the new housing does not change the visual character of a settlement, but there may be some changes (which are likely to be viewed as both positive and negative) to the character of the settlement resulting from an increase in the number of people living there.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park. Brownfield allocations in the centres may offer opportunities to recycle materials.
12. Reduce the negative impacts of waste.	-	Waste will be generated as a consequence of any new development.
13. Community facilities (including health & social care facilities,	+	Allocations will be made in locations with a core range of community facilities. As such it may help to provide the 'critical mass' to maintain and possibly enhance these facilities.

social facilities and retail provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	0	The candidate site appraisal process and the biodiversity policy will ensure that there are no unacceptable impacts to biodiversity from housing development.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Allocations will be concentrated in centres which is likely to make it easier to deliver effective, reliable sewage treatment facilities. There could be potential to create unattainable requirements for water, but consultation on proposed development sites with Dwr Cymru/Welsh Water and the Natural Resources Wales should ensure this does not happen.
<b>Overall assessment and suggested changes</b>	+	<b>The policy proposes development which is likely to have a negative effect with regard to some elements of sustainability. However this can be justified by the social gains associated with aiming for a proportion of affordable housing and requiring market housing to cross subsidise this provision. Some of the negative effects are further mitigated by the requirements of the sustainable design policy, and careful selection of sites to avoid sites likely to have a significant impact on the special qualities of the National Park.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

### **Policy 50 Housing Densities (New)**

**Residential development proposals will be permitted where the net residential density is a minimum of 30 dwellings per hectare. Lower density levels will only be permitted where it can be demonstrated that:**

- a) Development at the prescribed densities would have an unacceptable adverse effect on the character of the surrounding area.**
- b) Reduced densities are required as a result of significant site constraints or to preserve a feature that would contribute to existing or future local amenity.**

**All new development that includes housing will only be permitted where it contributes to the creation of balanced communities, providing an appropriate mix of housing types, tenures and sizes, including properties to meet affordable housing need, unless exceptional circumstances are demonstrated. A collaborative approach based on the evidenced viability of the new development will be taken in order to establish an appropriate mix of housing types and tenures which will contribute to the objective of achieving mixed and sustainable communities.**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	The policy aims to make the best use of land in accessible centres and may help to reduce the need to travel.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their	+	This policy should help to protect townscape character by ensuring that, in the first instance, patterns of development are consistent with the local character or by allowing for compatible densities within the

components (including the built environment and archaeology) with reference to the special qualities of the National Park		landscape/townscape amenity.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The policy promotes the efficient use land, which will help to manage the effects of climate change.
7. Reduce factors contributing to climate change.	+	See SA Objectives 2 and 6.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	The policy will help to maximise the efficient use of land in the provision of a range and choice of residential development.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Dwelling density is key to the viability of housing developments and the potential to deliver affordable housing in particular. This policy ensures a minimum density that will help with this delivery as will a range and choice of housing.
10. Maintain the cultural distinctiveness of communities.	+?	See Objective 9, the policy may help people to remain in their communities by ensuring the most efficient use of land. The policy should help to protect local character (see SA objective 3).
11. The adverse effects of minerals exploitation in the National Park decline from the	0	The policy is unlikely to prove relevant to this Sustainability Objective.

present level and the potential biodiversity and landscape gains of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	With higher densities a greater number of residents are likely to be closer to the available community facilities.
14. Maintain and enhance biodiversity both within and outside designated sites	+/-	Higher densities will lead to more intensive use of land within sites. However, it would also ensure less land is used.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	+	The policy will help to ensure efficient use of land and greater viability of sites to deliver affordable housing for associated benefits. The policy will also help to protect landscapes and townscapes by ensuring that development density is in keeping with character and providing a range and choice of housing.
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 51: Gypsy and Traveller and Showpeople Sites**

**Proposals for Gypsy and Traveller and Showpeople sites will be permitted where:**

- a) evidence of need to locate or provide transitory arrangements in the area has been identified; and**
- b) the site is well located to serve the needs of Gypsy and Travellers or Showpeople including the need to access local services; and**
- c) the site has good access to a public road which is safe and direct; and**
- d) the site is flat and suitable for the development and on site services facilities can be adequately provided; and**
- e) the standard of design and layout is acceptable; and**
- f) amenity issues for both residents on the site and neighbouring properties are adequately addressed; and**
- g) the proposal does not cause significant visual intrusion, is sensitively sited in the landscape and satisfactory landscaping is provided.**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	Sites are considered in terms of how the occupants need to access local services, which should reduce the need residents to travel.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology)	+	The policy stipulates that proposals for Gypsy and Traveller sites should not cause visual intrusion and that they are sensitively sited with appropriate landscaping.

with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Placing Gypsy and Traveller sites in accessible locations close to local services may encourage walking/cycling to those services.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	LDP policy on flooding and biodiversity will ensure that there are no adverse impacts.
7. Reduce factors contributing to climate change.	-	Providing for Gypsy and Traveller development, like any development, will result in a net increase in waste and carbon emissions.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Potential economic gains for existing retail businesses e.g. more customers for a village shop or pub. Gypsy and traveller communities may also bring new skills to a community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Policy provides access and facilities for a diverse group.
10. Maintain the cultural distinctiveness of communities.	+/-	May add to the cultural distinctiveness of a community in the National Park. However, Gypsy and Traveller communities may sometimes be viewed in a negative light
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park.

of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	-	Waste will be generated as a consequence of any new development.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	May help increase the use of community facilities in the locality of the site and increase their viability.
14. Maintain and enhance biodiversity both within and outside designated sites	0	LDP policy biodiversity will ensure that there are no unacceptable impacts.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	?	The water requirements of gypsy and traveller communities are difficult to predict as they may have business as well as domestic requirements.
<b>Overall assessment and suggested changes</b>	+	The policy aims to integrate Gypsy and Traveller sites into existing communities in the National Park, ensure that residents have access to the services and facilities they need and minimise the impacts to landscape and character.
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 52: One Planet Development**

In addition to satisfying the requirements of national planning policy One Planet Development will be permitted where:

- a) the proposal will make a positive social and/or economic contribution with public benefit; and
- b) the development is of a scale no greater than is necessary to meet the needs of the overall project; and
- c) opportunities to reuse buildings which are available in the proposal’s area of operation have been investigated and shown to be impracticable; and
- d) the development is well integrated into the landscape and does not adversely affect the National Park’s special qualities.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	One Planet developments are generally related to agriculture or forestry, and are for developments that make a positive social or economic benefit. The effect on this SA Objective is likely to be positive.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	A travel plan which shows this objective being met is fundamental to any proposal considered.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	One Planet Developments are only permitted if they are well integrated into the landscape.

4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	One Planet Developments can be education and/or recreation related and may help to progress this SA Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	There is potential for One Planet Developments to provide facilities for the public that are not seasonally restricted. However, the effect is likely to be very minor.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	Policy is about development related to sustainable agriculture or forestry which seeks to contribute to the government's sustainable development agenda.
7. Reduce factors contributing to climate change.	+	Policy is about development related to sustainable agriculture or forestry which seeks to contribute to the government's sustainable development agenda.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Policy is about development related to sustainable agriculture or forestry which seeks to contribute to the government's sustainable development agenda. Part of that would include a wider community contribution.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+/-	Such proposals can engender a range of views in local communities some related to adverse impacts to local distinctiveness. On the other hand the assessment of the policy looks to the socio-economic contributions that these developments can make with an overall gain to be achieved. Benefits can include skills training, provision of local facilities, the provision of services, education or public access.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains	+	The policy specifically requires low impact in terms of using resources. The proposal must ensure buildings are constructed from materials that are recycled, reusable and have low embodied energy or are from sustainable sources. The aim is to take the proposal as far as possible in terms of its environmental performance.

of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	+	The project must plan to minimise the creation of waste and to reuse and recycle where possible.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+?	The assessment of the proposal looks to the socio-economic contributions that the proposal can make with an overall gain to be achieved. Benefits can include skills training, provision of local facilities, the provision of services, education or public access.
14. Maintain and enhance biodiversity both within and outside designated sites	+	A positive contribution or net gain is required in terms of how biodiversity is protected and enhanced on site.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	No mains resource use is allowed. Waste minimisation is also required. A positive gain in terms of the environment is required.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Appropriate One Planet developments will be inherently sustainable and yield biodiversity and landscape benefits.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Sustainability Appraisal of the Pembrokeshire Coast National Park Replacement Local Development Plan Preferred Strategy May 2017:**

Section F: Community Facilities, Retailing, Transport

**Policy 53: COMMUNITY FACILITIES & INFRASTRUCTURE REQUIREMENTS (Strategy Policy)**

The provision and protection of community facilities, infrastructure and services will be achieved as follows:

- a) With new and extended facilities these will be permitted where they are well located to meet the community's needs and they are convenient to public transport, shops and other services where this is required to serve the needs of the user.
- b) Development which would adversely affect the operation of a community facility, or results in its loss will not be permitted except where a suitable replacement or enhanced facility is to be made available or where it can be shown the facility is no longer required or is not commercially viable. When considering a new use for a redundant community facility an employment use or affordable housing will be prioritised (see also Policies 44, 45 and 49).
- c) Planning permission will be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure, services and community facilities made necessary by the development. Arrangements for provision or improvement to the required standard will be secured by planning conditions attached to a planning permission or in some case planning obligations. The Authority will seek to obtain benefits to contribute to dealing with the most acute areas of need for National Park communities. This will include consideration of affordable housing; recreational and amenity open space; sustainable transport facilities; educational facilities; community facilities (including libraries); public art; and biodiversity.

Where it can be proven that a proposal is unable to deliver (i.e. the proposal would not be financially viable) in terms of the policy requirements of the Plan (i.e. for affordable housing provision, sustainable design standards expected and community infrastructure provision) priority will be given to the delivery of affordable housing in any further negotiations, provided that it can be demonstrated that the proposal would not unduly overburden existing community infrastructure provision.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are	0	The policy is unlikely to prove relevant to this Sustainability Objective.

contributing to conserving and enhancing landscape, biodiversity and community well-being.		
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	The policy seeks to place community services where they are convenient for the users. The policy should help to reduce private car use and/or reduce the journeys associated with accessing community facilities.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	0	The policy is unlikely to prove relevant to this Sustainability Objective.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Overall the effect of the policy on this SA Objective is likely to be positive. The Policy primarily aims to protect and enhance community facilities and infrastructure and many community facilities are used for physical recreation and may be used by residents or visitors.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	+	See objective 2, benefits to this objective as a result of reduced car journeys.
8. Maximise the contribution of the limited opportunities for development to sustaining local	++	The effect of this policy on the SA Objective will be very positive as its purpose is to ensure that community facilities are maintained and enhanced or replaced. The policy also ensures that need arising from new development is addressed.

communities.		
9. Encourage access for all to the National Park, reflecting the social mix of society.	++	The policy aims to provide, maintain and enhance community facilities and ensure that they are located in accessible places. The effect on this SA objective is likely to be very positive both due to accessibility and the nature of community facilities, which generally encourage participation across a broad social spectrum.
10. Maintain the cultural distinctiveness of communities.	++	The effect of the policy on this SA Objective is likely to be very positive as it aims to meet the cultural needs of local communities, of which community facilities are integral.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	++	Policy aims to fulfil the aspirations of this SA Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of,	0	The policy is unlikely to prove relevant to this Sustainability Objective.

and maintain and enhance the quality of, inland and coastal waters.		
<b>Overall assessment and suggested changes</b>	<b>++</b>	<b>Overall the policy performs well against the SA Objectives particularly 8, 9, 10 and 13, which cover the social and cultural needs of communities in the National Park, as it aims to provide for these needs. Additionally, by aiming to provide facilities in accessible locations, there may also be benefits for the environment and climate change through reduced car use.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 54: RETAIL IN THE NATIONAL PARK (Strategy Policy)**

The retail hierarchy is as follows:

- a) Tenby Town Centre
- b) Newport, St David's and Saundersfoot District Centres
- c) Other smaller rural centres

All new retail development should be consistent in scale with the size and character of the Centre and its role in the hierarchy. Specific areas within Tenby will be identified where non retail uses will not be allowed to dominate. The amenity of neighbouring properties will be an important consideration where A3 uses are proposed (see Policy 31).

Town and District Centre boundaries will help focus investment in the centre, and maintain the townscape.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are	0	The policy is unlikely to prove relevant to this Sustainability Objective.

contributing to conserving and enhancing landscape, biodiversity and community well-being.		
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	Maintaining a hierarchy of retail centres will help to ensure that shopping facilities are in accessible locations and help to reduce the need to travel.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	The retailing and other town centre functions of the centres under consideration are an integral part of the townscapes, and the maintenance of the retail function is likely to be necessary to maintain the character of the town centres. Viable centres which are attractive, encourage investment in the built environment, and if sensitively done can help to maintain the character of historic buildings.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	A hierarchy of attractive centres can ensure that residents and visitors undertake shopping as a recreational activity, which would involve walking within the centre.
5. Increase the number of visitors using the National Park outside the peak visitor season.	+	The provision of retail and other town, district and local centre services year round is an important element in helping to establish the National Park as a year round visitor attraction.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	+	Compact retail centres are likely to encourage walking from one area to another within each Centre, rather than travelling by car
8. Maximise the contribution of the limited opportunities for	+	Development or redevelopment of sites within the hierarchy of centres would help to maintain sustainable communities by promoting a range of goods and services.

development to sustaining local communities.		
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	?	Whilst centres within the National Park lack national multiples which can erode local distinctiveness at centres, the hierarchy is not a primary factor in this. Local shopping provision can provide a focus for local community distinctiveness; the policy seeks to protect the existing role, function and character of retail centres.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	An appropriate hierarchy of retail centres would help to maintain the provision of local retail facilities, and can contribute to this objective. Compact centres, will require that a sequential approach is taken to new store development, where the available expenditure is a consideration in whether there is a need for any new retail development, This approach protects centres and the community retail uses within them.
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal	0	The policy is unlikely to prove relevant to this Sustainability Objective.

waters.		
<b>Overall assessment and suggested changes</b>	+	<p>Planning Policy Wales paragraph 10.2.1 requires that development plans establish the existing hierarchy of centres. Once this hierarchy is established, it will enable a set of policies which enable development to take place in appropriate centres and at appropriate scales. This is fully in support of Welsh Government objectives for retailing and town centres. It will encourage vibrant and viable centres.</p> <p>A compact boundary, which focuses new investment within a centre, can help to maintain the townscape, and character, and has positive outcomes for sustainability in terms of meeting the needs of the local community.</p> <p>Retail provision in the smaller centres would make a significant contribution to sustaining, and maintaining distinctive, local communities, and reducing the need to travel for everyday shopping needs.</p>
<b>Recommendation</b>		<b>No changes to the policy.</b>

**Policy 55: Town, District and Local Shopping Centres**

**Within the town shopping centre of Tenby, and the district shopping centres of Saundersfoot, St Davids and Newport, and other smaller shopping centres changes of use, redevelopment or development of new buildings will be permitted where:**

- a) if in a town or district shopping centre the proposal falls within Class A1, A2, A3, B1, C1, D1 or D2 of the use classes order or is a sui generis use normally found in such shopping centres;**
- b) if in a rural centre the proposal is for retail and commercial uses (A1, A2 and A3 uses) and community facilities; and**
- c) if it is located within a primary frontage the proposal would not create a concentration of non-retail uses; and**
- d) the scale, siting and design is appropriate and would contribute to the character and appearance of the area; and**
- e) proposals for A3 uses would not cause unacceptable disturbance to the occupiers of nearby property or adversely affect amenity (see Policy 31).**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	Maintaining an appropriate range of shops and other facilities in shopping centres should ensure that a large proportion of Park residents and visitors can acquire basic goods and services within walking distance, or without travelling by car.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special	+	Should help maintain the character of the town and district centres which gain some of their distinctiveness from their range of shops and services.

qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Maintaining town centre shopping (rather than out of town retail parks) encourages people to walk between shops and related services within centres.
5. Increase the number of visitors using the National Park outside the peak visitor season.	+	Distinctive towns can represent a valuable out of season attraction. Maintaining the towns, and providing a distinctive range of shops and hospitality services, will help achieve this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	+	If the effect is to reduce car travel then the policy will benefit this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Helps ensure that development in centres delivers facilities needed by the community and seeks to maintain the existing character and functional role of the centres for local communities.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	+	Would help to maintain the existing distinct characters and functional role of retail centres.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are	0	The policy is unlikely to prove relevant to this Sustainability Objective.

realised.		
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	Compact centres, will require that a sequential approach is taken to new store development, where the available expenditure is a consideration in whether there is a need for any new retail development, This approach protects centres and the community retail uses within them.
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	+	<b>The policy represents a sustainable way of delivering shopping opportunities in the National Park, which should help maintain the centres in terms of viability and character.</b>
<b>Recommendation</b>	<b>No changes to the policy</b>	

**Policy 56: Garden Centres**

**Garden centres will be permitted where:**

- a) the proposal is located within or adjacent to a Centre; and**
- b) the proposal would not undermine the vitality and viability of retail facilities in any nearby Centre; and**
- c) the scale and nature of any buildings proposed for retail use and the size, design, materials and siting of any new building or extension blend with existing building(s).**

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	+	Could provide an opportunity for diversification as farms are likely to have the land and the expertise for garden centres and associated plant nurseries.
2. Locate developments so as to minimise the demand for travel, especially by private car.	-	Locating garden centres adjacent to existing centres may help to reduce the need to travel to them. However, given the nature of the goods sold, it is likely that there will be some trip generation will occur from the development of new garden centres for a minor negative effect against the SA objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The requirement for location near existing centres and for buildings of appropriate scale will help protect the landscape. There is potential for negative landscape impact in terms of, for example, car parks and exotic plants, and due to the relatively extensive nature of this type of retail activity, however such impacts can be fully considered under this and other landscape related policies.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Gardening is classed as physical recreation, if having a garden centre promotes gardening, then the policy might deliver benefits regarding this Sustainability Objective.

5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	-	Locating garden centres adjacent to existing centres may help to reduce the need to travel to them. However, given the nature of the goods sold, it is likely that there will be some trip generation will occur from the development of new garden centres for a minor negative effect against the SA objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0+	Garden centres are unlikely to have major role in sustaining communities, though they may provide a small number of job opportunities.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities,	0	The policy is unlikely to prove relevant to this Sustainability Objective.

social facilities and retail provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	-	A garden centre is likely to use a substantial amount of water to maintain plants kept in pots. With this watering regime there is a potential risk of nutrient rich run-off.
<b>Overall assessment and suggested changes</b>	<b>+/-</b>	<b>Examining this policy against the sustainability framework suggests there may be minor negative impacts upon sustainability; however there are equally positive impacts in terms of the potential boost to local rural economies. Many of the objectives are not relevant.</b>
<b>Recommendation</b>	<b>The policy is likely to minimise the negative effects of garden centres and should not change.</b>	

**Policy 57: SUSTAINABLE TRANSPORT (Strategy Policy)**

To ensure that opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by:

- a) Permitting proposals that assist in delivering improved traffic and parking management.
- b) Permitting facilities to improve public transport by helping to link between travel modes or providing facilities for passengers.
- c) Ensuring new development is well designed by providing appropriate access for pedestrians, cyclists, vehicles and public transport where appropriate; and
- d) Not permitting proposals that cause significant concerns about potential transport impacts which cannot be satisfactorily mitigated (Policy 58).

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	Other policies will direct development to help minimise car use. This policy may help to reduce other impacts of private car use such as congestion/air pollution.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special	++	Cars and heavy traffic have a negative impact on landscape and townscapes, even if they do not result in permanent changes to the landscape, therefore this policy which aims to reduce and better manage car use in the National Park will improve the landscape as it is experienced by Park users.

qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Policy encourages appropriate access for cyclists and pedestrians.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	+	Reducing congestion will help to reduce air greenhouse gas emissions.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	May help to sustain local communities by enabling better access to alternative forms of transport to access employment and services.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Improvements to public transport infrastructure and other alternatives to the car will improve accessibility to those without cars.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are	0	The policy is unlikely to prove relevant to this Sustainability Objective.

realised.		
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	Improvements to public transport infrastructure will make community facilities accessible to more people and increase their viability.
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>The policy scores well in sustainability terms as it aims to reduce congestion and improve access to sustainable transport.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

**Policy 58: Impacts of traffic**

**Development will not be permitted where:**

- a) appropriate access cannot be achieved; or**
- b) traffic is likely to generate an unacceptable adverse effect on congested areas or at times of peak traffic flows; or**
- c) traffic is likely to be generated at inappropriate times such as late at night in residential areas; or**
- d) where there is an unacceptable adverse effect on road safety; or**
- e) where significant environmental damage would be caused and cannot be mitigated; or the proposal would undermine the vitality and viability of a Centre.**
- f) the proposal would undermine the vitality and viability of a Centre.**

**A Transport Assessment will be required for proposals likely to have significant trip generation or where the National Park Authority has significant concerns about the possible transport impact of the proposed development.**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The policy aims to mitigate the impacts of traffic on landscapes and townscapes.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	Policy helps to reduce negative impacts of traffic on public health.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0/+	The policy will be positive with regard to this Sustainability Objective, but the effects are likely to be minor.

11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Biodiversity could be affected by heavy traffic through disturbance, pollution and direct road casualties.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>This policy aims to mitigate the environmental and social impacts of traffic for minor positive effects against the SA framework.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

### Policy 59: Cycleways

New cycleways and shared use paths will be permitted where they:

- a) do not have an unacceptable adverse environmental effect;and
- b) fulfil a strategic or local need (for instance forming part of or a link to the National Cycle Network); or
- c) contribute to road safety improvements (separation of cycle traffic from motor vehicles for example); or
- d) provide improved opportunities for sustainable travel (particularly within or between the main Centres and large Centres of the County and also to and from major tourist attractions); or
- e) reduce traffic congestion in an historic Centre, at a rural/coastal attraction, or at schools and along well used routes to and from them.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	Likely to prove a key means of meeting this Sustainability Objective by providing alternatives to car use.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The stated aim to use cycleways to reduce traffic congestion where it is detrimental to landscape and townscapes will benefit this Sustainability Objective.
4. Increase the number of residents and visitors taking part	++	This policy looks at providing the necessary, safe facilities for cycling.

in physical forms of recreation (especially walking and cycling) and volunteering opportunities.		
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	+	The aim of the policy is to reduce car use (a main source of greenhouse gases in the area) by facilitating alternate modes of transport.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The policy may ease access to the park for people without cars.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	-	Any development is likely to demand minerals, and it is not unlikely that at least some of these will originate in the National Park.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	Cycleways can contribute to meeting the needs of National Park communities.
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>++</b>	<b>The policy is likely to prove sustainable as it aims to extend opportunities for cycling as an alternative to the private car, and support National Park communities.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

### Policy 60: Powerlines and Pipelines

Cables or pipelines and associated development will be permitted where the least obtrusive and damaging location, route or means of provision is chosen. Where developments would be visually prominent evidence must be provided to show that alternative locations have been investigated and are impractical. Such proposals will be rigorously examined with regard to siting and design and will be permitted only where there are no unacceptable adverse effects on the special qualities of the National Park.

Where it can be demonstrated that proposals are of national significance, applications should be accompanied by technical and financial feasibility studies.

SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	This policy option seeks to minimise damage to the landscape and will directly meet this criterion.
4. Increase the number of residents and visitors taking part in physical forms of recreation	0	The policy is unlikely to prove relevant to this Sustainability Objective.

(especially walking and cycling) and volunteering opportunities.		
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.

13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Will help protect the landscape.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	

### **Policy 61: Telecommunications**

**Telecommunications development will be permitted provided that:**

- a) the development is part of a planned system of provision; and**
  
- b) taking account of opportunities afforded by the shared use of existing masts, antenna or other structures, the least obtrusive or damaging, technically-feasible structure and location can be secured.**

**Where developments would be visually prominent evidence must be provided to show that alternative locations have been investigated and are impractical. Such proposals will be rigorously examined with regard to siting and design and will be permitted only where there are no unacceptably adverse effects on the special qualities of the National Park.**

**Where it can be demonstrated that proposals are of national significance, applications should be accompanied by technical and financial feasibility studies.**

<b>SA Objective</b>	<b>Summary</b>	<b>Commentary</b>
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well-being.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
2. Locate developments so as to minimise the demand for travel, especially by private car.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their	+	This policy option seeks to minimise damage to the landscape and will directly meet this criterion.

components (including the built environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
7. Reduce factors contributing to climate change.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
10. Maintain the cultural distinctiveness of communities.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
11. The adverse effects of minerals exploitation in the National Park decline from the	0	The policy is unlikely to prove relevant to this Sustainability Objective.

present level and the potential biodiversity and landscape gains of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The policy is unlikely to prove relevant to this Sustainability Objective.
14. Maintain and enhance biodiversity both within and outside designated sites	0	The policy is unlikely to prove relevant to this Sustainability Objective.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	The policy is unlikely to prove relevant to this Sustainability Objective.
<b>Overall assessment and suggested changes</b>	<b>+</b>	<b>Aims to protect the landscape from the negative impacts of telecommunications development.</b>
<b>Recommendation</b>	<b>No changes to the policy.</b>	