

Soundness Tests Appendix 1: Authority's response to Countryside Council for Wales comments on the Sustainability Appraisal and Habitats Regulations Assessment

Deposit Representations

Representation 1633/492

Representor considers the Plan Not stated after applying soundness tests Not Given

Representation refers to the following elements of the Plan

Paragraph 1.8

Summary of Representation

Para 1.18 Potential Sites

From the text as written, it is not clear whether the sites taken forward in the LDP have been assessed as part of the SEA and HRA processes? SEA and HRA are iterative processes to be undertaken at all stages of the plan and although we believe that these sites have been assessed as part of these processes, this is not clear.

Change to the Plan requested

No specific change identified.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009

Pembrokeshire Coast National Park Authority response

Paragraph 1.18 has a footnote which refers to the background paper explaining the method for assessing sites. This includes Habitat Regulations Assessment screening and assessment where necessary and carrying out a sustainability appraisal. These appraisals and assessments are included in the Sustainability Appraisal and Habitat Regulations Assessment reports. No change is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and SA_Email_30Oct09.txt

Representation 1633/500

Representor considers the Plan Not stated after applying soundness tests Not Given

Representation refers to the following elements of the Plan

Chapter 3

Summary of Representation

Support for the objectives listed under Priority C and a request that allocations carried forward from the JUDP be subjected to the SEA process.

Change to the Plan requested

Allocations carried forward from the Joint Unitary Development Plan should be subject to Strategic Environmental Assessment.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009

Pembrokeshire Coast National Park Authority response

Any site allocated in the Local Development Plan that was also allocated in the Joint Unitary Development Plan has been subject to the full site evaluation including Sustainability Appraisal. No change is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and SA_Email_30Oct09.txt

Representation 1633/505

Representor considers the Plan Not stated after applying soundness tests Not Given

Representation refers to the following elements of the Plan

Paragraph 4.5

Summary of Representation

Detailed assessment is required to assess the impacts of the spatial strategy chosen and its impacts on the special qualities of the National Park.

Change to the Plan requested

No specific change to the Plan is asked for.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009

Pembrokeshire Coast National Park Authority response

Alternative spatial strategies were appraised at the Pre-Deposit (Preferred Strategy) stage of the Local Development Plan these appeared as policy options 70* and 72*. Option 70* is based upon the Wales Spatial Plan approach, option 72* proposed a continuation of the approach of the Joint Unitary Development Plan for Pembrokeshire. The Appraisals of these options are set out in Appendix E of the Deposit Local Development Plan Sustainability Appraisal. In the Deposit Local Development Plan the spatial strategy is embodied in Policies 1 to 6, a detailed Appraisal of these policies is set out in Appendix A of the Deposit Local Development Plan Sustainability Appraisal. No change is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and SA_Email_30Oct09.txt

Representation 1633/661

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

General

Summary of Representation

Covering comments on the Sustainability Appraisal, supported by detailed comments in accompanying annex.

Change to the Plan requested

See more detailed representations (representations 1633/671; 1633/676; 681; 1633/695; 1633/710; 1633/714; 1633/726; 1633/727; 1633/728; 1633/729; 1633/734; 1633/735; 1633/736; 1633/737; 1633/738; 1633/739; 1633/740; 1633/741; 1633/743) for changes to the SEA requested.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

Points in this representation are dealt with in response to their detailed expression in the annex that accompanied the representation letter (representations 1633/671; 1633/676; 681; 1633/695; 1633/710; 1633/714; 1633/726; 1633/727; 1633/728; 1633/729; 1633/734; 1633/735; 1633/736; 1633/737; 1633/738; 1633/739; 1633/740; 1633/741; 1633/743). No change is proposed here in

response to this representation.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and SA_Email_30Oct09.txt

Representation 1633/671

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

General

Summary of Representation

Detailed comments on the summary and key outcomes section of the Sustainability Appraisal.

Change to the Plan requested

If there are clear incompatibilities between plans then these should be highlighted in the report and mitigation identified.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The comment does not request changes to the Sustainability Appraisal or Local Development Plan. Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and SA_Email_30Oct09.txt

Representation 1633/676

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

General

Summary of Representation

Detailed comments on the Appraisal method for the Sustainability Appraisal. Main point: There does not appear to have been an appraisal of alternative strategies.

Change to the Plan requested

The Sustainability Appraisal should include an appraisal of alternative strategic options.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

Alternative Strategies were appraised at the Pre-deposit (Preferred Strategy) stage of the Local Development Plan. Strategic alternatives were considered for various subjects at various levels of detail, the principle spatial strategy alternatives appeared as policy options 70* and 72*. The

Appraisals of alternative Policy and Strategic options are set out in Appendices D and E of the Local Development Plan Sustainability Appraisal.

The data gathering process which will start to serve monitoring as well as baseline purposes will continue to be refined both to improve on the data already gathered and develop it in response to the needs of the monitoring framework of the Sustainability Appraisal. It is also likely that the data requirements will evolve in unforeseen ways, e.g. because new data sources become available, or to take into account the implications of relevant Plans produced post adoption of the Local Development Plan.

The issue of cultural distinctiveness is something that will require careful thought when the Sustainability Objectives are reviewed when the Local Development Plan is reviewed. It may be appropriate to consider it as part of other objectives, or as an objective in its own right with more consideration of exactly what is meant and what we are trying to achieve.

In subsequent correspondence (letter of 31 July 2009) CCW acknowledge that Alternative Strategies have been assessed, but advise that this be set out more clearly in the Sustainability Appraisal report to accompany the submitted Local Development Plan. A more explicit explanation of the assessment of alternative strategies during the preferred strategy phase will be added as tracked changes to section 5 of the Sustainability Appraisal report to accompany the submitted Local Development Plan.

No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and SA_Email_30Oct09.txt

Representation 1633/681

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

General

Summary of Representation

Detailed comments on the sustainability context, baseline and objectives of the Sustainability Appraisal. Main points:

Concerned that allocations in the Joint Unitary Development Plan carried forward into the Local Development Plan have not been subject to Sustainability Appraisal.

Note a general inconsistency between policy numbering in the Plan, the SA and the assessment tables;

Should consider the inclusion of specific monitoring indicators on factors such as transport, housing and water resources;

The role of the Sandford Principle in the potential conflict between the Sustainability Objective to increase visitor numbers outside the peak season and other Sustainability Objectives needs to be more clearly iterated.

Change to the Plan requested

Sustainability Appraisal should include specific monitoring indicators on transport, housing and water resources.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

Any site allocated in the Local Development Plan that was also allocated in the Joint Unitary Development Plan has been subject to the full site evaluation including Sustainability Appraisal and Habitat Regulations Assessment (i.e. given the same treatment as 'new' sites). The Sustainability

Appraisal of sites is documented in the main Sustainability Appraisal document and its appendix G. The Habitat Regulations Assessment work is documented in the screening and Appropriate Assessment reports.

Great efforts were made to ensure that the policy numbering in the Sustainability Appraisal kept track with changes in the Local Development Plan, though some may have been missed and will be rectified as tracked changes in the Sustainability Appraisal report to accompany the submitted Local Development Plan. It is possible that the perception of inconsistent numbering is a consequence of reference to both the policy numbering in the deposit Local Development Plan and the policy/option numbering of the Preferred Strategy.

Determination of 'in combination' effects with other Plans has been further aggravated by the fact that little detail is currently available on the specific nature of Neighbouring Authorities' Local Development Plans. The best solution is likely to be to incorporate the emerging Plans into the monitoring framework for the Sustainability Appraisal to consider if, for example, cross boundary housing allocations are likely to amount to a socially and/or environmentally unsustainable level of development in a given area.

The final nature of the monitoring framework for the Sustainability Appraisal is yet to be settled but the proposed indicators do include those relating to housing, transport and water resources.

The primacy of National Park purposes and the role of the Sandford Principle is stated in the Sustainability Appraisal and it should be remembered that they exist independently of the Sustainability Appraisal and the Local Development Plan and decisions made in relation to it must observe and apply them.

No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and SA_Email_30Oct09.txt

Representation 1633/695

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

General

Summary of Representation

Detailed general comments on the Sustainability Appraisal of the Plan's Vision, Objectives and Policy Options. Main points:

The appraisal of alternative policy options should be included for completeness;

Potential conflicts between Park and Sustainability Objectives need to be identified and the role of the Sandford Principle reinforced;

The findings of the HRA should be referenced in the appraisal of policies and allocations, this is of particular concern with regard to water resources and sewerage capacity.

Change to the Plan requested

Sustainability Appraisal should include appraisal of alternative policy options and the findings of the Habitats Regulations Assessment, and identify potential conflicts between Park and Sustainability Objectives and reinforce the role of the Sandford Principle.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The appraisal of the options that have fed into a policy are included in the summary appraisal of that policy in the main Sustainability Appraisal document and in detail in appendix, where alternative options have been considered the detailed appraisals for these have been included in

appendix E.

The primacy of National Park purposes and the role of the Sandford Principle is stated in the Sustainability Appraisal and it should be remembered that they exist independently of the Sustainability Appraisal and the Local Development Plan and decisions made in relation to it must observe and apply them.

The Habitat Regulations Assessment has been considered as a separate process as it has different goals and a different relationship with the Plan than does the Sustainability Appraisal. Many of these issues have been raised in regard to the Habitat Regulations Assessment reports and tracked revisions have been made where appropriate for submission, and recommendations have been made for the Local Development Plan (see representation 1633/771). Where appropriate references have been made to the Habitat Regulations Assessment as tracked changes in the final report. No change to the Local Development Plan is proposed here in response to this representation.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf, SA_Email_30Oct09.txt, Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt

Representation 1633/710

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

Policy 6

Summary of Representation

Policy 6: +/- evaluations in the Sustainability Appraisal suggest that, though other policies will act in mitigation, there is a need to include mitigation measures in the policy itself.

Change to the Plan requested

The LDP should include mitigation measures for potential negative effects identified in the Sustainability Appraisal within policy 6.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

Advice of the preparation of Local Development Plans suggests they should be considered as a whole, it therefore follows that sustainability should be considered for the whole Plan and the interaction of policies. There is a concern that should an Inspector delete or modify a policy that is acting in mitigation to another policy, the mitigation may be lost. Whilst one would hope that this would not happen (the Inspector would ensure that the Plan as a whole remained sustainable and sound), the Authority's 'factual check' of the Inspector's report prior to publication would include an assessment of the Inspector's changes in terms of the Sustainability Appraisal. No change is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and SA_Email_30Oct09.txt

Representation 1633/714

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

Policy 9

Summary of Representation

Policy 9: Sustainability Appraisal should make reference to HRA to ensure that any negative impacts with the potential for likely significant effect on N2K sites do not set a framework for inappropriate development. Consideration should be given to including a clause in the policy on this issue.

Change to the Plan requested

Sustainability Appraisal of policy 9 should make reference to the findings of the Habitat Regulations Assessment, and the LDP policy should contain a clause to ensure it does not set a framework for appropriate development with regard to Natura 2000 sites.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The Habitat Regulations Assessment has been considered as a separate process as it has different goals and a different relationship with the Plan than does the Sustainability Appraisal. Where appropriate references have been made to the Habitat Regulations Assessment as tracked changes in the final report.

Clauses on protection of Natura 2000 sites were removed from a number of Deposit Plan policies, or moved into the reasoned justification, on the advice of the Welsh Assembly Government as they represented a re-statement of National Planning Policy, the Authority would welcome the view of the Inspector on this issue. No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf, SA_Email_30Oct09.txt, Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt

Representation 1633/726

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

Policy 11

Summary of Representation

Policy 11: Sustainability Appraisal should make reference to HRA to ensure that any negative impacts with the potential for likely significant effect on N2K sites do not set a framework for inappropriate development. Consideration should be given to including a clause in the policy on this issue.

Change to the Plan requested

Sustainability Appraisal of policy 11 should make reference to the findings of the Habitat Regulations Assessment, and the LDP policy should contain a clause to ensure it does not set a framework for appropriate development with regard to Natura 2000 sites.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory

Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The Habitat Regulations Assessment has been considered as a separate process as it has different goals and a different relationship with the Plan than does the Sustainability Appraisal. Where appropriate references have been made to the Habitat Regulations Assessment as tracked changes in the final report.

Clauses on protection of Natura 2000 sites were removed from a number of Deposit Plan policies, or moved into the reasoned justification, on the advice of the Welsh Assembly Government as they represented a re-statement of National Planning Policy, the Authority would welcome the view of the Inspector on this issue. No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf, SA_Email_30Oct09.txt, Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt

Representation 1633/727

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

Policy 12

Summary of Representation

Policy 12: Sustainability Appraisal should make reference to HRA to ensure that any negative impacts with the potential for likely significant effect on N2K sites do not set a framework for inappropriate development. Consideration should be given to including a clause in the policy on this issue.

Change to the Plan requested

Sustainability Appraisal of policy 12 should make reference to the findings of the Habitat Regulations Assessment, and the LDP policy should contain a clause to ensure it does not set a framework for appropriate development with regard to Natura 2000 sites.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The Habitat Regulations Assessment has been considered as a separate process as it has different goals and a different relationship with the Plan than does the Sustainability Appraisal. Where appropriate references have been made to the Habitat Regulations Assessment as tracked changes in the final report.

Clauses on protection of Natura 2000 sites were removed from a number of Deposit Plan policies, or moved into the reasoned justification, on the advice of the Welsh Assembly Government as they represented a re-statement of National Planning Policy, the Authority would welcome the view of the Inspector on this issue. No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf, SA_Email_30Oct09.txt, Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt

Representation 1633/728

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

General

Summary of Representation

Sustainability Appraisal of Policy 18 concludes "+" against biodiversity Sustainability Objective, but protection of amenity could have negative effects on biodiversity, for example through inappropriate maintenance regimes.

Change to the Plan requested

The Sustainability Appraisal should conclude that there are potential negative impacts on biodiversity in policy 18.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

Agree, it is possible that although generally one would expect the restrictive nature of this policy to benefit biodiversity it is possible that steps could be proposed to preserve amenity that might be detrimental to biodiversity. In such situations other policies of the Plan, particularly Policy 7 should prevent such action being taken, but to reflect the uncertainty within this particular policy the assessment in Appendix A of the Sustainability Appraisal should be "+?" and the commentary indicate that the uncertainty arises because action to preserve amenity could be detrimental to biodiversity. No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and SA_Email_30Oct09.txt

Representation 1633/729

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

Policy 21

Summary of Representation

Policy 21: Sustainability Appraisal should make reference to HRA to ensure that any negative impacts with the potential for likely significant effect on N2K sites do not set a framework for inappropriate development. Consideration should be given to including a clause in the policy on this issue.

Change to the Plan requested

Sustainability Appraisal of policy 21 should make reference to the findings of the Habitat Regulations Assessment and the implications of the Silkin test, and the LDP policy should contain a clause to ensure it does not set a framework for appropriate development with regard to Natura 2000 sites.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The Habitat Regulations Assessment has been considered as a separate process as it has different goals and a different relationship with the Plan than does the Sustainability Appraisal. Where appropriate references have been made to the Habitat Regulations Assessment as tracked changes in the final report. The final report will be placed on the Pembrokeshire Coast National Park Authority website prior to Submission.

Clauses on protection of Natura 2000 sites were removed from a number of Deposit Plan policies, or moved into the reasoned justification, on the advice of the Welsh Assembly Government as they represented a re-statement of National Planning Policy, the Authority would welcome the view of the Inspector on this issue.

There are no proposals in the Local Development Plan for what might be considered 'Major Development' and paragraph 4.57 outlines the consideration that would need to be given to any major development proposal. The Silkin Test (termed Major Development Test in the Local Development Plan) would be triggered at a project level. No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf, SA_Email_30Oct09.txt, Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt

Representation 1633/734

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

Policy 22

Summary of Representation

Policy 22: Sustainability Appraisal should make reference to HRA to ensure that any negative impacts with the potential for likely significant effect on N2K sites do not set a framework for inappropriate development. Consideration should be given to including a clause in the policy on this issue.

Change to the Plan requested

Sustainability Appraisal of policy 22 should make reference to the findings of the Habitat Regulations Assessment, and the LDP policy should contain a clause to ensure it does not set a framework for appropriate development with regard to Natura 2000 sites.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The Habitat Regulations Assessment has been considered as a separate process as it has different goals and a different relationship with the Plan than does the Sustainability Appraisal. Where appropriate references have been made to the Habitat Regulations Assessment as tracked changes in the final report. The final report will be uploaded prior to Submission.

Clauses on protection of Natura 2000 sites were removed from a number of Deposit Plan policies, or moved into the reasoned justification, on the advice of the Welsh Assembly Government as they represented a re-statement of National Planning Policy, the Authority would welcome the view of the Inspector on this issue. No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf, SA_Email_30Oct09.txt, Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt

Representation 1633/735

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

General

Summary of Representation

Policies 32 & 33: the findings of the HRA should be referenced in the appraisal of policies and allocations, this is of particular concern with regard to water resources and sewerage capacity.

Change to the Plan requested

The findings of the Habitat Regulations Assessment should be included in the Sustainability Appraisal of policies 32 & 33.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The Habitat Regulations Assessment has been considered as a separate process as it has different goals and a different relationship with the Plan than does the Sustainability Appraisal. Many of these issues have been raised in regard to the Habitat Regulations Assessment reports and tracked revisions have been made where appropriate for submission, and recommendations have been made for the Local Development Plan (see representation 1633/771). Where appropriate references have been made to the Habitat Regulations Assessment as tracked changes in the final report. No change to the Local Development Plan is proposed here in response to this representation. Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf, SA_Email_30Oct09.txt, Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt

Representation 1633/736

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

Policy 43

Policy 44

Summary of Representation

Policies 43 & 44: Sustainability Appraisal should make reference to HRA to ensure that any negative impacts with the potential for likely significant effect on N2K sites do not set a framework for inappropriate development. Consideration should be given to including a clause in the policy on this issue.

Change to the Plan requested

Sustainability Appraisal of policy 21 should make reference to the findings of the Habitat Regulations Assessment and the implications of the Silkin test, and the LDP policy should contain a clause to ensure it does not set a framework for appropriate development with regard to Natura 2000 sites.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside

Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The Habitat Regulations Assessment has been considered as a separate process as it has different goals and a different relationship with the Plan than does the Sustainability Appraisal. Where appropriate references have been made to the Habitat Regulations Assessment as tracked changes in the final report. This updated HRA will be placed on the Authority's website prior to Submission.

Clauses on protection of Natura 2000 sites were removed from a number of Deposit Plan policies, or moved into the reasoned justification, on the advice of the Welsh Assembly Government as they represented a re-statement of National Planning Policy, the Authority would welcome the view of the Inspector on this issue.

The Local Development Plan does propose any 'Major Development' and paragraph 4.57 outlines the consideration that would need to be given to any major development proposal. The Silkin Test (termed Major Development Test in the Local Development Plan) would be triggered at a project level. No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf, SA_Email_30Oct09.txt, Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt

Representation 1633/737

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

Policy 46

Summary of Representation

Policy 46 – Light pollution. Consideration should be given to including biodiversity impacts in clause b to cover potential impacts on species such as bats and otters where appropriate (comment on the Sustainability Appraisal).

Change to the Plan requested

The Sustainability Appraisal of policy 46 should conclude that specific consideration of biodiversity impacts would improve the policy.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The Sustainability Appraisal concludes some benefit to biodiversity as a consequence of this policy. It is not necessary to cover the specific issue on impact on biodiversity in policy 46 as it is addressed by the Plan policies 47 & 48. See also Representation 1633/590 on the plan policy itself. No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and SA_Email_30Oct09.txt

Representation 1633/738

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

Policy 48

Summary of Representation

Policy 48: Sustainability Appraisal should make reference to HRA to ensure that any negative impacts with the potential for likely significant effect on N2K sites do not set a framework for inappropriate development. Consideration should be given to including a clause in the policy on this issue.

Change to the Plan requested

Sustainability Appraisal of policy 48 should make reference to the findings of the Habitat Regulations Assessment, and the LDP policy should contain a clause to ensure it does not set a framework for appropriate development with regard to Natura 2000 sites.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The Habitat Regulations Assessment has been considered as a separate process as it has different goals and a different relationship with the Plan than does the Sustainability Appraisal. Where appropriate references have been made to the Habitat Regulations Assessment as tracked changes in the final report.

Clauses on protection of Natura 2000 sites were removed from a number of Deposit Plan policies, or moved into the reasoned justification, on the advice of the Welsh Assembly Government as they represented a re-statement of National Planning Policy, the Authority would welcome the view of the Inspector on this issue. No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf, SA_Email_30Oct09.txt, Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt

Representation 1633/739

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

Policy 52

Policy 53

Summary of Representation

Policies 52 & 53: Sustainability Appraisal should make reference to HRA to ensure that any negative impacts with the potential for likely significant effect on N2K sites do not set a framework for inappropriate development. Consideration should be given to including a clause in the policy on this issue.

Change to the Plan requested

Sustainability Appraisal of policies 52 & 53 should make reference to the findings of the Habitat Regulations Assessment, and the LDP policy should contain a clause to ensure it does not set a framework for appropriate development with regard to Natura 2000 sites.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The Habitat Regulations Assessment has been considered as a separate process as it has different goals and a different relationship with the Plan than does the Sustainability Appraisal. Where appropriate references have been made to the Habitat Regulations Assessment as tracked changes in the final report.

Clauses on protection of Natura 2000 sites were removed from a number of Deposit Plan policies, or moved into the reasoned justification, on the advice of the Welsh Assembly Government as they represented a re-statement of National Planning Policy, the Authority would welcome the view of the Inspector on this issue. No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf, SA_Email_30Oct09.txt, Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt

Representation 1633/740

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

General

Summary of Representation

Detailed comments on the assessment of cumulative impacts in the Sustainability Appraisal.

Change to the Plan requested

No specific change to the Sustainability Appraisal requested.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

This comment seems to generally support the approach taken. The monitoring of both the Plan and Sustainability Appraisal will indicate where cumulative effects are emerging as a consequence of other Plans produced subsequently to the Pembrokeshire Coast National Park Local Development Plan. No change to the Local Development Plan is proposed here in response to this representation.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and SA_Email_30Oct09.txt

Representation 1633/741

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

General

Summary of Representation

Detailed comments on the Sustainability Appraisal of the LDP allocations.

The findings of the HRA should be referenced in the appraisal allocations, this is of particular concern with regard to water resources and sewerage capacity.

Change to the Plan requested

The findings of the Habitat Regulations Assessment should be included in the Sustainability Appraisal of development allocations.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The Habitat Regulations Assessment has been considered as a separate process as it has different goals and a different relationship with the Plan than does the Sustainability Appraisal. Where appropriate references have been made to the Habitat Regulations Assessment as tracked changes in the final report. No change to the Local Development Plan is proposed here in response to this representation.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf, SA_Email_30Oct09.txt, Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt

Representation 1633/743

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

General

Summary of Representation

Detailed comments on the implementation section of the Sustainability Appraisal.

Change to the Plan requested

The monitoring framework should incorporate the suggestions made in the representor's other, more specific representations.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Sustainability Appraisal had been carried out. CCW confirmed by email on 30 October 2009 that they believed that their comments had been dealt with adequately and that a satisfactory Sustainability Appraisal had been carried out.

Pembrokeshire Coast National Park Authority response

The suite of monitoring indicators will be refined for submission, and Countryside Council for Wales' comments will help inform the final nature of the monitoring framework for the Sustainability Appraisal. No change to the Local Development Plan is proposed.

Further to this response see PCNPA LDP SEA prop changes_31Jul09.pdf and

Representation 1633/771

Representor considers the Plan Not stated after applying soundness tests None recorded

Representation refers to the following elements of the Plan

General

Summary of Representation

Comments on the Habitat Regulations Assessment (HRA) of the LDP. Main points:
The implications of the sewerage /water infrastructure capacity on some of the housing allocations;
The consequences of deferring assessment to the project level for the ability to consider spatial alternatives);
The impact on Carmarthen Bay.

Change to the Plan requested

The representation requests a number of amendments to the Habitat Regulations Assessment report.

Further contact with the Representor

Officers of the Pembrokeshire Coast National Park Authority met with officers of Countryside Council for Wales via video conference on 25 June 2009. As an outcome of that meeting a proposed response by Pembrokeshire Coast National Park Authority officers to the Countryside Council for Wales' comments was sent, for the Countryside Council for Wales to confirm that their concerns had been addressed and that they were therefore satisfied that a satisfactory Habitat Regulations Assessment had been carried out.

Pembrokeshire Coast National Park Authority response

In response to this representation some revisions of the Habitat Regulations Assessment report should be made in accordance with the note produced by Enfusion (appended to this response) and the following 'other' changes made to the Local Development Plan:

To insert the following wording on water resources and quality into the supporting text of policy 17 (end of paragraph 4.94, pp45-46):

"In respect of criterion h: early consultation with Environment Agency Wales and Countryside Council for Wales should be undertaken to ensure that development is appropriately located, designed and/or phased to avoid adverse impacts on Natura 2000 sites in terms of water resource demands and water quality, and development will be permitted only where there are assured water supplies from sources that would not have an adverse effect on Natura 2000 sites. In exceptional circumstances it may be necessary to reduce the number of units on allocations where it is the only effective mitigation to ensure no adverse effect on the integrity Natura 2000 sites. Developments which might have the potential to affect European sites will be subject to Habitats Regulations Appraisal and Environmental Impact Assessment at project level. Water Cycle Studies (and surface water management plans) may also be necessary."

Add the following wording in Appendix 2 to the commentary for those sites identified in the Habitats Regulations Assessment as having Likely Significant Effect:

"Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitat Regulations Assessment."

Add the following wording to the supporting text of those of policies 1, 2, 4 and 5 as appropriate:

"Development allocations in [Tenby / Newport / St Davids / Broad Haven, Lawrenny and St Ishmaels] have the potential for likely significant effect on Natura 2000 sites."

In other representations the Countryside Council for Wales have expressed concern that specific reference to Natura 2000 sites have not been made in the Policy text. Clauses on protection of Natura 2000 sites were removed from a number of Deposit Plan policies, or moved into the reasoned justification, on the advice of the Welsh Assembly Government as they represented a re-

statement of National Planning Policy, therefore a similar approach has been taken in this case (rather than adding the above clauses to the policy wording), however, the Authority would welcome the view of the Inspector on this issue.

It is the view of the PCNPA that, with the changes proposed, the Plan does not set a framework that could lead to adverse impacts on Natura 2000 sites. These changes are based on the Habitat Regulations Assessment carried out on the Deposit LDP, CCW's initial response to which (by email on 1 May 2009) was that it was 'not unsound'.

Further to this response see Email_Meeting_01May09.txt, PCNP HRA Consultation Commentary_06May09.doc, PCNPA to LDP HRA proposed amendments_31Jul09.pdf, HRA_Email_27Oct09.txt