



## **Pembrokeshire County Council Local Development Plan: Habitats Regulations Appraisal**

**Screening of Inspector's Binding Recommendations and Additional Matters Arising  
Changes January 2013**

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## **Overview**

The Council has screened the Inspector's Binding Recommendations and additional Matters Arising Changes (MACs) to determine whether the changes are significant and whether the changes would result in significant effects on European Designated Sites. The screening process would identify those changes that needed to be reconsidered in order to determine the potential for significant effects. This document sets out the screening process for each of the Inspector's Binding Recommendations and additional MACs.

This document should be read in conjunction with the SA Report – Post Deposit Changes and Appendices (2012), HRA Report – Post Deposit Changes and Appendices (2012) and SA Screening and SA of Matters Arising Changes (2012), HRA Screening and HRA of Matters Arising Changes (2012) and the published Pembrokeshire County Council Local Development Plan: Adoption – 2021 (Adopted 28 February 2013).

It is concluded that none of the changes would result in significant effects on European Designated sites.

## HRA Screening of Inspector's Binding Recommendations and Additional MACs

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA neededM
<b>Whole document</b>							
MAC A	M	N/A	N/A	N/A	Replace all references in LDP to Planning Policy Wales to refer to Edition 5 instead of Edition 4.	Change to Plan to provide clarity, no further HRA required.	N/A
<b>Chapter 1: Introduction</b>							
No recommendations proposed in relation to this section.						N/A	N/A
<b>Chapter 2: Key Plans &amp; Strategies affecting Pembrokeshire</b>							
No recommendations proposed in relation to this section.						N/A	N/A
<b>Chapter 3: Key Economic, Social and Environmental Trends and Issues</b>							
No recommendations proposed in relation to this section.						N/A	N/A
<b>Chapter 4: Vision and Objectives</b>							

IC01	M	N/A	Key diagram, Fig 3	N/A	Delete Martletwy from Key Diagram	Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	N/A	
<b>Chapter 5: LDP Strategy</b>								
MAC B	M	SP 1	5.6	N/A	Amend paragraph 5.6 to read: <b>“The planning system provides for a presumption in favour of sustainable development and national planning policy provides a definition of sustainable development in Wales<sup>44</sup>.</b> The overarching aim of the Plan is to ensure that Sustainable Development is achieved. This means ensuring that the types of development that take place are appropriate for their location and built and designed in such a way as to achieve positive economic, social and environmental impacts. Detailed policies	Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	N/A	

					<p>such as General Policies GN.1 to GN.4 <b>and GN.33 to GN.37</b> of the Plan will be critical in ensuring that this Strategic Policy is met. These policies focus on ensuring that proposals are appropriate in scale and nature for different locations, that the design achieves safe, attractive and inclusive environments which are sustainable and optimise energy use and efficiency and incorporate renewable energy technologies where feasible, whilst addressing landscaping and infrastructure requirements of any development.”</p> <p>New footnote 44 to read:  <b>“44 See sections 4.1 and 4.2 of Planning Policy Wales (Edition 5)”</b></p>		
MAC 21 (ALREADY BEEN DONE)	M	SP 7	5.38	N/A	MAC21 (policy SP 7, paragraph 5.38) is being further revised, with the reference to 1,524 dwellings changing to 1,614 dwellings (to correct a drafting error)	Change to supporting text to provide clarity, no further HRA required.	N/A

IC01	M	SP 12	Table 2c and 2e	N/A	Policy SP12 – Delete Martletwy from list of 2c Service Villages and include as 2e Small Local Village	Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	N/A	
IC01	M	SP 12	Footnote 61	N/A	Delete final sentence of Footnote 61	Change to text to provide clarity, no further HRA required.	N/A	
<b>Chapter 6: General Policies</b>								
MAC C	M	GN.7	6.37c	N/A	Insert a new paragraph after paragraph 6.37b: <b>“6.37c Mixed-use proposals on non-allocated sites will be considered against the relevant General policies contained within the Plan for the combination of uses proposed. The</b>	Change is consistent with the HRA report, assessment of Policy would	N/A	

					<p><b>Council is supportive of mixed-use proposals, live-work units and home working where the location proposed is appropriate for that combination of use. Applicants will be required to demonstrate compliance with all relevant policies, for example, mixed-use proposals containing an element of residential use will only be considered suitable in locations where residential use would be considered appropriate. The Council recognises that small-scale employment premises can often co-exist within or adjacent to residential development and that such co-location may in many instances bring sustainability benefits, provided that issues such as amenity can be satisfactorily addressed.”</b></p>	<p>remain unchanged, no further HRA required.</p>	
IC02	M	GN 39 <sup>1</sup>	N/A	N/A	<p>Policy GN.39 – Delete Energy from Waste Plant allocation adjoining the Milford Haven (Murco) Refinery - Reference: WST/LDP/086/01</p>	<p>Change is consistent with the HRA report, assessment of Policy would remain unchanged,</p>	N/A

						no further HRA required.	
IC02	M	GN 39	Paragraph 6.160	N/A	Delete Paragraph 6.160 <sup>2</sup>	Change to text to provide clarity, no further HRA required.	N/A
IC03	M	GN 31 <sup>3</sup>	N/A	N/A	Amend policy to read: The development, or extension, of specialist residential accommodation will be permitted where <b>a need for such a facility has been identified and</b> the following criteria are met: 1. In the case of new facilities the development is within or <del>well-related</del> <b>immediately adjoining</b> to a Settlement Boundary, or involves the adaptation or conversion of an appropriate existing building; or 2. In the case of extensions, the scale and nature of the original development together with the extension is compatible with its location; and 3. In all instances access arrangements allow for the safe manoeuvring of pedestrians, cars, ambulances and	Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	N/A

					<p>delivery and service vehicles. Land is allocated for an additional care facility at:</p> <table border="1"> <thead> <tr> <th>Site Name/Proposed Use</th> <th>Area (Ha)</th> <th>Reference</th> </tr> </thead> <tbody> <tr> <td>Park House, New Hedges</td> <td>1.65</td> <td>SSA/089/01</td> </tr> </tbody> </table>	Site Name/Proposed Use	Area (Ha)	Reference	Park House, New Hedges	1.65	SSA/089/01		
Site Name/Proposed Use	Area (Ha)	Reference											
Park House, New Hedges	1.65	SSA/089/01											
IC04	M	GN 28 <sup>4</sup>	N/A	N/A	<p>Policy GN.28 - Delete housing allocation at Martletwy, west of Post Office Farm, Reference: HSG/083/LDP/01 and amend columns relating to Number of Units and Site Areas</p>	<p>Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.</p>	N/A						
IC05	M	GN 28	N/A	N/A	<p>Policy GN.28 - Amend housing allocation at Simpson Cross, east of Hill Lane, Reference: HSG/119/LDP/01 to delete that part north-west of the minor road which splits the allocation. Amend</p>	<p>Change is consistent with the HRA report, assessment</p>	N/A						

						columns relating to Number of Units and Site Areas to reflect reduced site area	of Policy would remain unchanged, no further HRA required.		
<b>Chapter 7</b>									
No recommendations proposed in relation to this section.								N/A	N/A
<b>Glossary</b>									
No recommendations proposed in relation to this section.								N/A	N/A
<b>Appendices</b>									
IC04	M		N/A	Table 2 in Appendix 3	N/A	Amend Table 2 in Appendix 3 to reflect deletion of allocation (Martletwy, west of Post Office Farm, Reference: HSG/083/LDP/01)	Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA	N/A	

						required.	
IC05	M	N/A	Table 2 in Appendix 3	N/A	Amend Table 2 in Appendix 3 to reflect amendment to allocation (Simpson Cross, east of Hill Lane, Reference: HSG/119/LDP/01 to delete that part north-west of the minor road which splits the allocation).	Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	N/A
<b>Map Changes</b>							
IC01	M	SP 12	N/A	Proposals Map Document	Change the position of Martletwy in the Proposals Map Document to reflect the above changes	Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	N/A

IC02	M	GN 39	N/A	Proposals Map	Delete New Waste Management Facility from Proposals Map PM26	Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	N/A
IC04	M	GN 28	N/A	Proposals Map Document	Delete housing allocation Reference: HSG/083/LDP/01 and revise settlement boundary to follow southern edge of minor road on Proposals Map Document Inset Map 38 for Martletwy (see also IC01)	Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	N/A
IC05	M	GN 28	N/A	Proposals Map Document	Amend housing allocation Reference: HSG/119/LDP/01 and revise settlement boundary to follow rear boundary of	Change is consistent with the	N/A

					existing dwellings and northern boundary of minor road on Proposals Map Document Inset Map 49 for Simpson Cross	HRA report, assessment of Policy would remain unchanged, no further HRA required.	
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