



Pembrokeshire County Council  
Local Development Plan: Habitats Regulations  
Appraisal Report

Deposit Plan – Incorporating Post Deposit Changes

March 2012



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## NON-TECHNICAL SUMMARY

Habitats Regulations Appraisal (HRA) is a requirement of the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations)<sup>1</sup> that transpose the Habitats Directive (92/43/EEC) to determine whether a plan is likely to have significant effects on sites designated for their European importance for nature conservation – Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). This document reports the HRA process of the Pembrokeshire County Council Local Development Plan (LDP). HRA has been undertaken at every stage in Plan preparation.

HRA screening of the likely significant effects of the LDP policies included the identification of European sites, a description of the Plan and identification of potential effects of the Plan, alone and in-combination with other Plans. The policies were screened with reference to the management plans for the European sites for likely significant effects.

An initial screening<sup>2</sup> of the Preferred Strategy concluded that there was potential for likely significant effects at 9 European sites, with potential for 'in-combination' effects identified at 3 European sites:

Potential likely significant effects at:

- Carmarthen Bay and Estuaries SAC
- Pembrokeshire Marine SAC
- North West Pembrokeshire Commons SAC
- North West Pembrokeshire Woodlands SAC
- Pembrokeshire Bat Sites and Bosherton Lakes SAC
- Preseli SAC
- Afon Teifi SAC
- Afonydd Cleddau SAC
- Yerboston Tops SAC.

Potential for in-combination effects at:

- Cardigan Bay SAC
- Carmarthen Bay SPA
- Carmarthen Bay Dunes SAC.

The main impacts of the Preferred Strategy and the subsequent LDP Deposit may arise as a result of the housing and employment policies, and specific land allocations.

A total of 3 representors commented on the Deposit Habitats Regulations Appraisal (HRA) Report<sup>3</sup>. The key concerns identified were issues relating to

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<sup>1</sup> These regulations consolidate and update the Conservation (Natural Habitats &c.) (Amendments) Regulations 1994, as amended

<sup>2</sup> PCC LDP Paper: Habitats Regulations Assessment Screening Report Preferred Strategy, August 2009 available at:  
<http://www.pembrokeshire.gov.uk/content.asp?id=14098&nav=109,141,1014>

<sup>3</sup> PCC LDP Paper: Habitats Regulations Appraisal Report Deposit Plan, January 2011 available at: <http://www.pembrokeshire.gov.uk/content.asp?id=14098&language=>

infrastructure, specific allocations, assessment process including in-combination assessments, potential issues with water quality and water supply, mitigation of any potential effects on European sites, and the future monitoring, including the potential review of the plan and HRA. A summary of the main issues from the consultation of Deposit Sustainability Appraisal and Habitats Regulations Appraisal Reports is available separately.

The draft LDP Deposit policies and allocations were assessed and the Deposit Plan incorporated revisions to avoid any identified potential for likely significant effect on SACs and SPAs. Policies were strengthened in relation to the Protection and Enhancement of Biodiversity through improved wording of policy (GN 36). Other policies were also reinforced to provide effective policy mitigation to address issues which arose at the various stages of Plan and associated HRA preparation.

Focussed Changes to the Deposit LDP have been prepared following the Deposit Plan, Alternative Sites and Further Alternative Sites consultations undertaken in 2011. These changes have been reviewed separately as part of the HRA screening process<sup>4</sup> to determine whether there are likely to be any significant effects on European sites. The screening concluded that most of the changes were minor in nature and were unlikely to have a significant effect therefore requiring no further HRA work. However, further consideration was given to five of the proposed Focussed Changes in order to determine the potential for likely significant effects. The findings indicate that a number of mitigation measures would be necessary and that although there was no need identified for any appropriate assessments to be undertaken at this stage, it was noted that further project level assessments would be required at the planning application stage. It is recommended that the mitigation measures and those allocations where project level assessment may be required should be identified in the revised Development Sites SPG. A schedule of additional information to be included in the SPG on Development Sites has been prepared (Appendix 7) which demonstrates how findings from the HRA have fed into Plan development and implementation.

The adopted Plan will be monitored annually and subject to four year review, with provision for more frequent review if required, therefore any likely significant effects can be identified and the Plan modified if necessary.

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<sup>4</sup> Appendix 5: HRA Screening of Focussed Changes to the Deposit LDP.  
Appendix 6: HRA Further Screening of Focussed Changes to the Deposit LDP.

## Chapter 1: Introduction

1.1 This document seeks to screen and assess the LDP, through Habitats Regulations Appraisal according to the Conservation of Habitats and Species Regulations 2010. The Responsible Authority has considered the criteria included within Technical Advice Note 5 (2009) Annex 6 and has determined that the Local Development Plan for Pembrokeshire County Council is unlikely to have a likely significant effect on European sites (alone or in combination with other Plans or projects) and therefore will not require appropriate assessment as required by Article 6(3) of the Habitats Directive (92/43/EEC) and the Conservation of Habitats and Species Regulations 2010. There is a requirement for pSPAs, cSACs and Ramsar sites to be included within the Habitats Regulations Appraisal (HRA) process.

1.2 This document will outline the process which has been followed for this HRA. The method and approach used for this appraisal is based on Welsh guidance currently available<sup>5</sup> and discussions with the Countryside Council for Wales throughout the process. The HRA has three main stages (Table 1). This report outlines the findings for Stage 1, the screening for likely significant effects on European sites and further screening in relation to 5 of the proposed focussed changes. Measures identified and incorporated into the Deposit Plan / focussed changes, including requirements identified for consideration at project level have resulted in no requirement for stage 2 consideration.

1.3 This document includes:

- An outline of the method used to screen and assess the Local Development Plan (Chapter 2);
- A brief summary of the Local Development Plan (Chapter 3);
- HRA Screening of Policies and Allocations (Chapter 4);
- HRA Screening of Focussed Changes to Deposit Plan (Chapter 4)
- HRA Further Screening of Focussed Changes to Deposit Plan (Chapter 4)
- Mitigation and avoidance (Chapter 5);
- Conclusions (Chapter 6).

1.4 The appendices contain the full assessments. Appendix 1 provides a summary of the potential in-combination effects. Appendix 2 provides the criteria and screening of the policies. Appendix 3 has the full assessment of land allocations. A summary of the screening of the SACs and SPAs is in Appendix 4. A summary of the screening of proposed Focussed Changes is in Appendix 5 and the further screening of specific Focussed Changes in Appendix 6. Appendix 7 contains a schedule of additional information to be included in the SPG on Development Sites. Appendix 8 sets out the changes made to ensure no likely significant effects on European sites, which have taken into account comments received from the Countryside Council for

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<sup>5</sup> The Assessment of Development Plans in Wales under the Provisions of the Habitats Regulations (DRAFT) WAG, 2006 and EU guidance. TAN 5: Nature Conservation and Planning, Annex 6, September 2009, Welsh Government The Appraisal of Plans under the Habitats Directive, Draft guidance, CCW, Nov 2009 (revised April 2010).

Wales. A copy of the Consultation Response Form for the Deposit HRA is included at Appendix 9.

<b>TABLE 1: Habitats Regulations Appraisal: Key Stages</b>	
<b>Stage 1</b>	
<b>Screening for likely significant effect</b>	<ul style="list-style-type: none"> <li>- Identify international sites in and around the Plan/ strategy area in search area/ buffer zone agreed with the Statutory Body, the Countryside Council for Wales</li> <li>- Examine conservation objectives of the interest feature(s) (where available)</li> <li>- Review Plan policies and proposals and consider potential effects on European sites (magnitude, duration, location, extent)</li> <li>- Examine other Plans and programmes that could contribute to 'in combination' effects</li> </ul>
	<ul style="list-style-type: none"> <li>- If no effects likely – report no significant effect (taking advice from CCW as necessary).</li> <li>- If effects are judged likely or uncertainty exists – the precautionary principle applies proceed to stage 2</li> <li>- If following screening the policies are reviewed and include sufficient mitigation which will ensure no likely significant effects, then no further Appropriate Assessment needed.</li> </ul>
<b>Stage 2</b>	
<b>Appropriate Assessment</b>	<ul style="list-style-type: none"> <li>- Complete additional scoping work including the collation of further information on sites as necessary to evaluate impact in light of conservation objectives</li> <li>- Agree scope and method of AA with CCW</li> <li>- Consider how Plan 'in combination' with other Plans and programmes will interact when implemented (the Appropriate Assessment)</li> <li>- Consider how effect on integrity of site could be avoided by changes to Plan and the consideration of alternatives</li> <li>- Develop mitigation measures (including timescale and mechanisms)</li> <li>- Report outcomes of AA including mitigation measures, consult with CCW and wider [public] stakeholders as necessary</li> <li>- If the Plan will not adversely affect European site integrity proceed with Plan, but ensure that policies are monitored.</li> </ul>
	<ul style="list-style-type: none"> <li>- If effects or uncertainty remain following the consideration of alternatives and development of mitigations proceed to stage 3</li> </ul>
<b>Stage 3</b>	
<b>Procedures where significant effect on integrity of international site remains</b>	<ul style="list-style-type: none"> <li>- Consider alternative solutions, delete from Plan or modify</li> <li>- Consider if priority species/ habitats affected</li> <li>- Identify 'imperative reasons of overriding public interest' (IROPI) economic, social, environmental, human health, public safety (only applicable in highly exceptional circumstances, therefore unlikely for an LDP)</li> <li>- Notify Welsh Government</li> <li>- Develop and secure compensatory measures</li> </ul>

## Chapter 2: Method

2.1 The Local Development Plan HRA screening has been undertaken using best available guidance<sup>6</sup> and discussed with the Countryside Council for Wales (CCW) at various stages in the process. The approach used encompasses three components, firstly by screening the policies of the Plan for likely significant effects on European sites, secondly by screening the specific land allocations in the Plan, and finally, by looking at the European sites and determining what aspects of the Plan could potentially affect the sites. Guidance states that the level of detail is appropriate to the nature and geographic area of the Plan.

2.2 The initial screening stage (at Preferred Strategy) comprised the following key tasks:

- Description of the Plan, identification and description of the European sites;
- Review of the Plan policies and identification of likely impacts;
- Identification of projects and Plans to be considered in combination;
- Consultation with the statutory consultees as part of the LDP consultation.
- The report is available on the Pembrokeshire County Council website ([www.pembrokeshire.gov.uk/Planning](http://www.pembrokeshire.gov.uk/Planning)).

2.3 The tasks undertaken for assessment of the LDP Deposit involved:

- Completing additional scoping work including the collation of further information on sites where necessary to evaluate impact in light of conservation objectives;
- Agree scope and method of HRA with CCW;
- Screen updated policies and land allocations specified in the LDP;
- Consider how the Plan 'in combination' with other Plans and programmes will interact when implemented;
- Consider how the effect on integrity of the site could be avoided by changes to Plan and the consideration of alternatives;
- Develop mitigation measures (including timescale and mechanisms);
- Report outcomes of the HRA including mitigation measures
- Consult with CCW and provide HRA to wider consultees (will be undertaken as part of LDP consultation);
- If the Plan will not adversely affect European site integrity proceed with Plan, but ensure that policies are monitored.

2.4 The tasks undertaken in the screening and further screening of proposed Focussed Changes to the Deposit Plan involved:

- Screen draft proposed focussed changes to the Deposit Plan
- Consider how the proposed changes 'in combination' with other Plans and programmes will interact when implemented;

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<sup>6</sup> Technical Advice Note 5: Nature Conservation and Planning (Welsh Government, September 2009)



- Consider how the effect on integrity of the site could be avoided by changes to Plan and the consideration of alternatives;
- Develop mitigation measures and ensure that they, along with requirements for any further project level assessments that may be required are included in the 'Development Sites' SPG.
- If the focussed changes, as moderated will not adversely affect European site integrity proceed with Plan, but ensure that policies are monitored.

## Chapter 3: Pembrokeshire County Council Local Development Plan

3.1 The Local Development Plan (LDP) sets out the development strategy and policies to guide the development and land use in Pembrokeshire, outside the National Park, from adoption to 2021. It provides the policy context for directing development to appropriate locations, conserving the natural, built and historic environment and providing a basis for rational and consistent decision-making on Planning applications. The LDP has been screened at each stage of Plan preparation to ensure that potential impacts on any of the 19 European sites were identified throughout.

3.2 The Plan has developed, through consultation with stakeholders, to produce LDP strategic policies, general policies and land allocations. These policies and land allocations have been screened to determine the likelihood of any significant effects on European sites. The screening also extended to European sites outside the Plan area, where it was considered that there might be potential for the LDP to have significant effect. The LDP candidate sites assessment process was mindful of European sites and sustainability issues through the Sustainability Appraisal process (incorporating Strategic Environmental Assessment)<sup>7</sup>.

<b>TABLE 2: Plan details</b>	
<b>Title of the Plan/programme</b>	Pembrokeshire County Council Local Development Plan
<b>Plan purpose</b>	To set the framework for development in the County
<b>What prompted the Plan (e.g. legislative, regulatory or administrative provision)?</b>	Legislation - Part 6 of the Planning and Compulsory Purchase Act 2004 (The Act) requires the Council to prepare a Local Development Plan (LDP)
<b>Plan subject (e.g. transport)</b>	Planning
<b>Period covered by the Plan</b>	2011 – 2021
<b>Frequency of Plan updates</b>	Review every 4 years
<b>Plan area</b>	1,015 sq kms
<b>Brief description of the Plan</b>	The Local Development Plan (LDP) will set out the strategy and policy framework for the development and conservation needs of Pembrokeshire (excluding the area of National Park designation), from adoption to 2021. It will detail policies and proposals for the development and use of land in Pembrokeshire, and will be used by the Council to guide and control development, providing a basis for the consistent determination of Planning applications
<b>Dates of screening</b>	June – October 2010, June - December 2011
<b>Contact details of lead officer</b>	Cath Ranson Telephone 01437 764551

<sup>7</sup> See PCC LDP Candidate Sites Assessment paper - [http://www.pembrokeshire.gov.uk/content.asp?nav=109%2C141%2C1014&parent\\_directory\\_id=646](http://www.pembrokeshire.gov.uk/content.asp?nav=109%2C141%2C1014&parent_directory_id=646)

3.3 Draft Supplementary Planning Guidance (SPG) has been produced for the Plan on Affordable Housing, Development Sites, and Minerals Resource Buffer Zones. The draft SPG documents elaborate on how the Plan will be implemented and as such they do not introduce policies. The SPG are considered unlikely to have a likely significant impact on European sites. Since the consultation on the Deposit Plan the Council has published an updated version of the Development Sites SPG. Detail has been included in the Development Sites SPG, arising from the HRA of the Plan, to ensure that Natura 2000 sites are safeguarded. The Minerals Resource Buffer Zone SPG has been withdrawn. None of the SPGs make changes to the policies.”

## Chapter 4: HRA of LDP

4.1 The Local Development Plan HRA screening identified those European Sites relevant to the Plan area (Table 3). Sites outside the Plan area were also identified, where potentially the Plan could affect these sites. The potential effects of the Development Plan are summarised. Other plans and projects were identified to assess the potential impact in-combination with the Local Development Plan. The LDP policies and allocations were screened and the potential effects on European sites identified. There are 19 European sites which are in or close to the Plan area.

**TABLE 3: Identification of European sites**

Name and designation (EU Code)	Central Grid Reference	Area	Within or close to the Plan area?
Carmarthen Bay and Estuaries SAC (UK0020020)	SS357991	66101.16 ha	Small part of the site is in the Plan area
Cardigan Bay SAC (UK0012712)	SN214641	95860.36 ha	Part of the site is in / adjoins the Plan area
Pembrokeshire Marine SAC (UK 0013116)	SM503093	138069.5 ha	Part of the site is in the Plan area
North West Pembrokeshire Commons SAC (UK0030229)	SM776273	248.89 ha	Part of the site is in the Plan area
North Pembrokeshire Woodlands SAC (UK0030227)	SN046345	315.68 ha	Part of the site is in the Plan area
Pembrokeshire Bat Sites and Bosherton Lakes SAC (UK0014793)	SR966954	122.44 ha	The Orierton part of the site is within the Plan area
Preseli SAC (UK0012598)	SN110320	2705.9 ha	Adjoins the boundary of the Plan area
Afon Teifi SAC (UK0012670)	SN515508	715.58 ha	Part of the site is in the Plan area
Afonydd Cleddau SAC (UK0030074)	SM938249	750.73 ha	Part of the site is in the Plan area
Yerbeston Tops SAC (UK0030305)	SN057099	18.81 ha	All of the site is in the Plan area
Carmarthen Bay SPA (UK9014091)	SS280971	33411.27 ha	Part of the site is in/adjoins the Plan area
Limestone Coast of SW Wales SAC (UK0014787)	SR885969	1594.53 ha	Outside the Plan area
St. David's SAC (UK0013045)	SM728285	935.47 ha	Outside the Plan area
Gweunydd Blaencleddau SAC (UK0030144)	SN155317	150.11 ha	Outside the Plan area
Castlemartin Coast SPA (UK9014061)	SR885999	1122.32 ha	Outside the Plan area
Ramsey and St. David's Peninsula SPA (UK9014062)	SM728284	845.63 ha	Outside the Plan area
Grassholm SPA (UK9014041)	SM598092	10.73 ha	Outside the Plan area

Skomer and Skokholm SPA (UK9014051)	SM728092	427.71 ha	Outside the Plan area
Carmarthen Bay Dunes SAC (UK0020019)	SN285074	1206.32 ha	Outside the Plan area

4.2 Management plans identifying the features and conservation objectives for each SAC and SPA are available on the CCW website<sup>8</sup>, with further information available on the JNCC website<sup>9</sup>. A full review of baseline data, which includes environmental data incorporating information on European sites, is included in the Sustainability Appraisal Report which is available separately.

### ***Effects on European sites***

4.3 The HRA screening needs to take into account any likely direct, indirect, or secondary impacts of the Plan on each feature of each European site in the context of the site's conservation objectives. The conservation objectives for each site have been assessed based on the potential effects from the LDP. There are many management issues at SACs and SPAs which are unrelated and unlikely to be influenced by the LDP.

### ***Potential effects from the Local Development Plan***

4.4 The possible effects from the Local Development Plan are listed below. This list is not exhaustive, therefore there may be other effects not identified here, however every effort has been made to ensure all likely impacts have been addressed. Potential effects of the Plan can be direct, indirect or secondary impacts (alone or in combination with other projects or plans).

4.5 Potential effects of the LDP are:

- Loss of habitat or fragmentation of habitat through development.
- Disturbance of species.
- Loss of feeding area.
- Changes in water chemistry, water quality issues (e.g increased loading on rivers WWTW, STW, other sewerage infrastructure).
- Water quantity issues – drainage, abstractions, impacts on sites with hydrological links.
- Flooding – surface water, flood risk management, coastal defences.
- Industrial activity (e.g. energy generation, economic development, employment land allocations), infrastructure associated with industrial activity (e.g. new infrastructure linking to offshore energy developments).
- Effects during different stages of development – construction, operation, decommissioning etc.
- Pollution, including air quality, from industrial processes, traffic, run-off from roads.
- Road development, increased traffic.
- Recreation – increase in visitors, disturbance, pollution, litter.
- Impacts from waste developments.

<sup>8</sup> <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project.aspx>

<sup>9</sup> <http://www.jncc.gov.uk/page-4>

- Impacts from development of minerals sites – aggregates (sand and gravel), quarries.

4.6 The effects of climate change are also likely to impact on European sites for example through flooding, changes in temperature and sea level and indirectly through flood defence works. This was taken into account throughout the HRA process.

#### ***In-combination effects***

4.7 The LDP may have a significant effect in combination with other Plans, programmes or projects. Other Plans which may give rise to in-combination effects include:

- Wales Spatial Plan
- Regional Transport Plan
- Regional Waste Plan
- Pembrokeshire Coast National Park LDP and Management Plan
- Milford Haven Port Authority Plans
- Carmarthenshire LDP
- Ceredigion LDP
- Regional Technical Statement for South Wales Regional Aggregates Working Party
- Utilities plans or projects, including Dwr Cymru Welsh Water
- Environment Agency Plans
- Shoreline Management plans
- National policy statements (nationally significant infrastructure projects such as energy, oil and gas infrastructure, national networks, airports) and related decisions by the Infrastructure Planning Commission.
- TAN 8 – Renewable energy.

4.8 A full review of other plans and projects was undertaken as part of the Sustainability Appraisal Report (incorporating Strategic Environmental Assessment) and updated as the Plan process progressed. This is available as a separate report.

4.9 The LDP has had regard to in-combination effects at every stage of production. Other plans, projects and proposals with potential for in-combination effects include Joint Unitary Development Plan (JUDP) allocations, consented projects, schemes submitted for planning permission but currently without consent, proposals at pre-application/feasibility assessment stage. Guidance states that the Habitats Regulations Appraisal take account of these types of plans, projects and proposals when determining the likely significant effect on European sites. This list of potential plans, projects and proposals has been considered and assessed, however a cut off date is necessary for the consideration of these plans. This position is therefore taken at October 2011.

4.10 The in-combination assessment was undertaken by looking at the potential effects of those plans listed above while undertaking the assessment of the Local Development Plan. The potential effects of other plans and

programmes, summarised in Appendix 1, were considered throughout the assessment (see Appendices 2 and 3). In combination effects of schemes not yet consented are dealt with via the planning process.

4.11 Note that in-combination tests cannot reasonably be expected to include the possible effects of projects not yet applied for or Plans (or draft Plans) not yet published for consultation. This means that the first draft of the Plan is not subject to as many in-combination tests, because alone it would not have significant effects. It is the second and subsequent plans or projects that will need in-combination checks with the first and any other earlier plans. Therefore in-combination tests included those potential developments which were nearing or at application or consultation stage.

4.12 Other potential future developments have been considered and none of these are likely to have a significant effect on European sites alone or in combination.

4.13 The results of the Review of Consents (RoC) process for Pembrokeshire County Council, other authorities, particularly the Environment Agency and neighbouring authorities could also have implications for the LDP and this will be considered throughout the PCC RoC where appropriate. There are concerns regarding the adequacy of water resource capacity in Pembrokeshire. Amendment of three abstraction licences in Pembrokeshire is proposed as a result of the Environment Agency's Review of Consents. Dwr Cymru Welsh Water will investigate this issue.

4.14 Dwr Cymru Welsh Water's revised Draft Water Resources Management Plan (October 2011) identifies a preferred solution, and fall back option taking into consideration possible HRA impacts, to address water resource capacity issues resulting from these proposed revisions and notes their assumption that the proposed abstraction licence reductions will not be implemented before 2020, because of the considerable lead time required to implement solutions. Following consultation and finalisation of the plan any impact of the agreed solution, likely to be post 2020, will need to feed into plan review.

4.15 The Pembrokeshire County Council Review of Consents is in progress at November 2011. It is considered likely that approximately 12 consents will require tests of likely significant effects on European sites. This will feed into the LDP process including the LDP review where necessary.

4.16 The EA is responsible for issuing permissions including licences to authorise abstraction of water and consents to authorise discharges. The EA is required to ensure that permissions and activities do not have a potential adverse effect on the integrity of European Sites. As part of this HRA it is necessary to undertake a Review of Consents prepared by the EA to determine the potential for in-combination effects with the Pembrokeshire LDP. However, site specific information from the EA Review of Consents was not available for consideration as part of the HRA.

**Screening of the LDP**

4.17 The screening for likely significant effects of the LDP has been carried out using an approach which reviews policies and allocated sites and potential effects (see Appendices 2 and 3), and also reviews the European sites with reference to the management plans for the sites along with the potential effects of the LDP (Appendix 4).

4.18 The LDP policies have been screened against criteria which look at the intended outcomes of the policies; this informs the decision on the policies' potential for likely significant effect on European sites.

**Strategic policy screening**

4.19 Those strategic policies with potential for significant impact on European sites were identified as:

SP 2 Port and Energy Related Development  
SP 3 Employment Land Requirements  
SP 5 Visitor Economy  
SP 7 Housing Requirement.

**Screening of general policies**

4.20 Of the 41 general policies of the LDP screened to determine potential for impact on European sites, eight were identified:

GN 5 Employment Allocations  
GN 7 Mixed-Use Allocations  
GN 14 Retail Allocations  
GN 16 Visitor Attractions and Leisure Facilities  
GN 22 Marinas  
GN 28 Residential Allocations  
GN 38 Transport Routes and Improvements  
GN 39 New Waste Management Facilities

**Screening of allocated sites**

4.21 The allocated sites have been screened for likely significant effects on European sites. This looks at the proximity to the SACs and SPAs and also at the nature and scale of the development and the likelihood of any effects. Undertaking a precautionary approach, there were 31 sites which had an element of uncertainty of effects.

**Cross reference of potential effects on SACs and SPAs**

4.22 The 19 European sites were screened to determine whether they would be potentially affected by the LDP (Appendix 4). This was carried out by identifying the vulnerabilities of each European site from its SAC/SPA Management plan (using the versions available at the time from the CCW website<sup>10</sup>) and screening these against the LDP policies and allocations. Allocated sites were also screened against Phase 1 habitat information.

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<sup>10</sup> <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project-landing.aspx>



**Screening of proposed Focussed Changes**

4.23 The proposed focussed changes were screened to determine potential impacts on European sites. Each of the proposed changes was screened to determine whether the change could result in significant effects on European sites. Subsequently, a number of focussed changes were considered to require further screening to determine the potential for likely significant effects on European sites. These were:

- SP2 Port and Energy Related Development – Map showing where SP2 will be applied in Fishguard and along the Milford Haven.
- GN5 Employment Allocations – New employment allocation - Former Gas Storage Site, north of St Peter’s Road, Milford Haven EMP/086/LDP/02.
- GN5 Employment Allocations – New employment allocation - Carew Airfield EMP/000/LDP/01.
- GN38 Transport Routes and Improvements – New policy wording.
- GN38 Transport Routes and Improvements – New Safeguarding Schemes 16 and 17.

**Summary**

4.24 The policies and land allocations were assessed for their likely significant impact on European sites. Those policies and sites which were screened out completely have been done so due to their distance from SACs and SPAs, the nature and scale of development, or due to their function as general policy statements.

4.25 Policies with some indication of potential effects on European sites were identified, and indicated with a ‘?’ in the screening tables in the appendices, this highlighted where mitigation was explored to ensure that these potential effects were eliminated. Mitigation includes measures to avoid, cancel or reduce the effects of a plan on a European site. This includes strengthening policies and re-wording.

4.26 The land allocations where likely significant effects were uncertain were subject to further consideration. Mitigation proposed to address these issues is set out in Chapter 5.

4.27 Those Focussed Changes identified as having potential for likely significant effects were subject to further screened. Appendix 6 sets out the mitigation measures proposed and site specific requirements for further assessments to be undertaken at a project level.

## Chapter 5: Mitigation

5.1 Guidance on HRA specifies that: measures to avoid, cancel or reduce the effects of a plan on a European site (here referred to as avoidance measures, cancellation measures and reduction measures respectively) should be proposed as part of the plan and the plan making authority will take these into account in the appraisal, often collectively referred to as 'mitigation measures'<sup>11</sup>.

5.2 Mitigation of the likely significant effects of the Plan has been undertaken through the strengthening of policies as well as the identification of specific requirements at project level as part of the planning application stage in order to ensure that there are no impacts on European sites.

5.3 Appendix 7 provides a summary of the changes made to policies and allocations to address these uncertainties. The main issues relating to policies and allocated sites were in relation to the strength of the biodiversity policies, water quality and water quantity, surface water drainage and infrastructure issues.

5.4 The Plan includes policies which require development to incorporate sustainable drainage systems, water conservation measures, robust policies in terms of biodiversity and European sites, and the development of SPG.

5.5 Draft Supplementary Planning Guidance (SPG) on Development Sites<sup>12</sup> has been produced as part of the LDP to provide information on all development sites. This addresses waste water treatment, sewerage, water features, surface water, transport, and any other specifics for example provisions of open space, phasing, Dwr Cymru Welsh Water Asset Management Programme, site specific items such as housing density. Specific detail for developers is also provided within the SPG. The SPG also references protected species and states that the impact on protected species should be minimised and mitigated – this is a consideration for all development sites in the LDP.

5.6 For those policies in the Plan which will result in development occurring at unspecified locations. Where the location of development is not known a project level assessment may be required as part of the planning application, prior to determination.

5.7 The measures proposed in the Plan and Development Sites SPG address the potential issues and likely significant effects identified in this HRA Report. The assessment references protected species and habitat connectivity which addresses concerns over likely significant effects. The mitigation measures identified and applied to the policies and allocations in Appendix 3 and

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<sup>11</sup> The Appraisal of Plans under the Habitats Directive, Draft guidance, CCW, Nov 2009 (revised April 2010).

<sup>12</sup> [www.pembrokeshire.gov.uk/planning](http://www.pembrokeshire.gov.uk/planning)

Appendix 6 will ensure that there are no likely significant effects from the Plan on European sites. The mitigation measures identified also address general protected species and habitat concerns, thereby allowing for greater protection of biodiversity in the Plan area.

## Chapter 6: Conclusions and Next Steps

6.1 Screening of the LDP for likely significant effects on European sites has demonstrated that the LDP is unlikely to have a likely significant effect on SACs or SPAs alone or in combination due to the mitigation measures developed during preparation of the Plan.

6.2 The HRA process has enabled policies to be changed ensuring that no likely significant effects will take place when the plan is implemented.

6.3 While not a direct requirement of the Habitats Regulations Appraisal, protected species have been considered within the Plan process (and as part of the Sustainability Appraisal incorporating SEA). As a result, a Development Sites SPG now highlights protected species issues where necessary and the Biodiversity Policy has been strengthened (GN 36). This allows for greater protection to the biodiversity resource as a whole across the Plan area.

6.4 This HRA screening of the LDP has been subject to consultation with the statutory consultee Countryside Council for Wales, and as part of a wider consultation in conjunction with the Deposit LDP and its accompanying Sustainability Appraisal (incorporating Strategic Environmental Assessment). Following these consultations this report may be revised, with changes well documented.

6.5 Where adverse effects of the Plan policies can be mitigated, this will ensure no likely significant effects on European sites. The Plan includes mechanisms for avoiding or mitigating any likely significant effects. The Plan will be monitored for any unforeseen likely significant effects which might arise when the Plan is implemented. The monitoring framework of the Plan includes a monitoring outcome to:

Ensure development does not compromise the favourable conservation status of species and habitats of European importance (outcome 19) (LDP, Figure 2, page 26 and 84).

6.6 The Plan will be subject to annual monitoring and reviewed as a minimum every four years, with intervening partial reviews possible if annual monitoring indicates a requirement.

**APPENDIX 1: Potential effects of other plans and programmes in-combination**

Plan or programme	Potential in-combination effects	I/C?	Summary/mitigation/other plans/strategies
Wales Spatial Plan	Loss of habitat; housing and employment growth may lead to increased traffic; pollution; disturbance of habitats and species; increase in waste management; infrastructure; recreation pressures; hydrology; water quality.	N	Screening work on the Wales Spatial Plan concluded that specific impacts could not be identified due to the lack of detail.
Regional Transport Plan	Loss of habitat; pollution; disturbance; infrastructure.	N	No specific locations have been identified. Policies within the Regional Transport Plan will help to mitigate or offset any increases in diffuse air pollution, including improving public transport.
Regional Waste Plan	Air/ water pollution; land take; hydrology; flooding; invasive species.	N	No specific locations have been identified. HRA will be required at a project level.
Pembrokeshire Coast National Park LDP	Loss of habitat; increased traffic; pollution; infrastructure; disturbance to habitats and species.	N	HRA of PCNPA LDP concluded no likely significant effects alone or in-combination.
Pembrokeshire Coast National Park Management Plan	Recreation pressures; disturbance to habitats and species.	N	HRA of PCNPA Management Plan concluded no likely significant effects alone or in-combination.
Milford Haven Port Authority Plans	Recreation pressures; pollution; disturbance of habitats and species; infrastructure.	N	HRA would potentially be required at a project level.
Carmarthenshire LDP (Deposit Plan)	Loss of habitat; increased traffic; pollution; infrastructure; disturbance to habitats and species.	N	HRA of plan to date concludes that no likely significant effects alone or in-combination.
Ceredigion LDP (Deposit Plan)	Loss of habitat; increased traffic; pollution; infrastructure; disturbance to habitats and species.	N	HRA of plan to date concludes that no likely significant effects alone or in-combination.

Regional Technical Statement for South Wales Regional Aggregates Working Party	Loss of habitat; increased traffic; pollution; infrastructure; disturbance to habitats and species; hydrology.	N	Site based HRA.
Utilities Plans, e.g. Dwr Cymru Welsh Water	Deficit of water resources; construction pollution; disturbance to habitats and species; changes in salinity.	N	Dwr Cymru Welsh Water's revised Draft Water Resources Management Plan (October 2011) identifies a preferred solution (and fall back option taking into consideration possible HRA impacts) to address water resource capacity issues resulting from revised abstraction licences in the Pembrokeshire Water Resources Zone and notes their assumption that the proposed abstraction licence reductions are not implemented before 2020, because of the considerable lead time required to implement solutions. Following consultation and finalisation of the plan any impacts of the agreed solution, likely to be post 2020, will need to feed into plan review.
Environment Agency Plans (Catchment Abstraction Management Strategies; Review of Consents)	Loss of habitat; increased traffic; pollution; infrastructure; disturbance to habitats and species; water resources.	N	Not likely to have significant effects in-combination with the Pembrokeshire County Council LDP. Review of consents – awaiting detail from EAW
Shoreline Management Plans	Loss of habitat; pollution; infrastructure; disturbance to habitats and species.	N	The plan area incorporates a small amount of coastal/estuarine land at Amroth, parts of the Milford Haven waterway, and parts of the Teifi estuary. The SMP for the West of Wales concluded no significant effects on the River Teifi SAC or Cardigan Bay SAC. The South Wales SMP has concluded no significant effects on the area of coast within the Plan area at Amroth. The South Wales SMP has concluded LSE on Pembrokeshire Marine SAC at Martello Tower,

			Llanreath to Cleddau Bridge; Neyland Marina to Hazelbeach; Milford Haven (Newton Noyes Pier to Fort Hubberston); and Gelliswick Bay. In combination with the Pembrokeshire County Council LDP there will be no likely significant effect.
Emerging National Policy Statements on Infrastructure	Depends on development.	N	No specific applications to consider. Projects of this nature would require their own SA/SEA and HRA.
TAN 8 – Renewable energy	Loss of habitat; disturbance.	N	Currently no strategic search areas in Pembrokeshire.

<http://www.southwalescoast.org/content.asp?id=55#Appendix H Habitats Regulations Assessment>

[http://www.westofwalesmp.org/content.asp?nav=23&parent\\_directory\\_id=10](http://www.westofwalesmp.org/content.asp?nav=23&parent_directory_id=10)

<http://www.dwrcymru.com/en/Environment/Water-Resources/Water-Resource-Management-Plan.aspx>

[http://www.dwrcymru.com/\\_library/wrmp/Habitats.pdf](http://www.dwrcymru.com/_library/wrmp/Habitats.pdf)

**APPENDIX 2: Criteria and Policy Screening**

Criteria Number	Rationale
Reasons why a policy will not have a significant effect on a European Site	
1	The policy itself will not lead to development e.g. because it relates to design or other qualitative criteria for development, or they are not land use planning policy, or they relate to a type of development that could not have any conceivable effect on a European site.
2	The specific location of the development is unknown, and will be selected following consideration of options (it may be defined by a regional plan such as the Regional Waste Plan, Regional Transport Plan, Minerals Technical Statement or the location will be determined when proposals are submitted). Sites will therefore be subject to a project level assessment.
3	The policy will steer development away from European sites and associated sensitive areas.
4	The policy is intended to protect the natural environment, including biodiversity.
5	The policy is intended to conserve or enhance the natural, built or historic environment, and such enhancements are unlikely to affect a European site, however conserving the historic and built environment may still affect species and habitats so a precautionary approach should be applied.
6	The policy is a general policy statement which expresses general intentions or political aspirations
Reasons why a policy could have an effect on a European site	
7	The plan steers a type of development towards or encourages development in an area that includes a European site or an area where development may indirectly affect a European site, further screening and potential mitigation identified. Appropriate Assessment may be required.
Reasons why a policy would be likely to have a significant effect	
8	The policy makes provision for a type of development that in the location(s) proposed would be likely to have a significant effect on a European site. Appropriate Assessment required.
In-combination / cumulative assessment	
I/C	The policy when combined with the effects of other plans and projects and possibly the effects of other developments within the plan may have a likely significant effect on a European site. Further screening and potential mitigation identified.



Policy	Potential effects on SAC/SPA (criteria, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<b>Strategic Policies</b>				
<p>SP 1 Sustainable Development</p> <p>All development proposals must demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised.</p>	6	N	N	<p>The overarching aim of the plan is to ensure sustainable development is achieved. Detailed policies GN 1, GN 2, GN 36 all seek to ensure development achieves positive environmental, economic and social impacts.</p>
<p>SP 2 Port and Energy Related Development</p> <p>Development at the Ports of Milford Haven and Fishguard will be permitted for port related facilities and infrastructure, including energy related development.</p>	7	?	? I/C	<p>Port and energy development in Milford Haven and Fishguard have the potential to impact European sites. The effects will depend on the specific location and scale. Due to the nature of development that will be driven by this policy, further assessments will be made at a project level. Policies in the LDP will ensure that development achieves positive environmental, economic and social impacts.</p> <p>These policies together with their reasoned justification of policies seek to protect and enhance the natural environment (see GN 1) and specifically European sites (GN 36).</p>

Policy	Potential effects on SAC/SPA (criteria, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>SP 3 Employment Land Requirements</p> <p>Land is provided for the development of 173 hectares of employment land on a mix of strategic and local employment sites.</p> <p>Strategic employment sites are identified at the following locations:</p> <p>Blackbridge, Milford Haven; Pembrokeshire Science and Technology park, Pembroke Dock; Withybush Business Park, Haverfordwest; Trecwn.</p>	<p>Allocated sites have been assessed separately (see Appendix 3)</p>	<p>-</p>	<p>-</p>	<p>See specific allocation assessment (Appendix 3).</p>
<p>SP 4 Promoting Retail Development</p> <p>The retail hierarchy for Pembrokeshire is</p> <p>Sub-regional Town Centre: Haverfordwest</p> <p>Town Centre: Pembroke Dock, Pembroke, Milford Haven, Fishguard, Narberth</p> <p>Local Retail Centre: Goodwick, Neyland, Crymych, Letterston, Johnston</p>	<p>2 - not dictating where specific development is, but the implementation of this policy could affect SACs SPAs</p>	<p>N</p>	<p>N</p>	<p>The policy does not detail the specific location of development for retail. Retail proposals are expected to reflect the retail hierarchy to ensure development is relevant to the scale and nature of that centre. Development in Haverfordwest, Pembroke, Pembroke Dock, Milford Haven, Fishguard, Narberth, Goodwick, Neyland, Crymych and Letterston could have the potential to impact on SACs/SPAs, however other policies are in place to ensure that development delivers positive impacts.</p>

Policy	Potential effects on SAC/SPA (criteria, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>All new retail and leisure development should be consistent in scale and nature with the size and character of the Centre and its role in the retail hierarchy.</p> <p>Proposals which would undermine the Retail Hierarchy will not be permitted.</p>				Development in Johnston is unlikely to impact European sites.
<p>SP 5 Visitor Economy</p> <p>Proposals for developments relating to the visitor economy will be supported provided that they are in sustainable locations, contribute to the diversity and quality of accommodation and attractions, enhance the environment and benefit local communities.</p>	2 / 7	?	? I/C	The policy will ensure that development is in sustainable locations and enhance the environment, however depending on where the location of the development, impacts on European sites cannot be ruled out. The potential impacts from increased visitor numbers may include disturbance of European species (e.g. otter). Specific policies are in place to address impacts on the environment, biodiversity and European sites.
<p>SP 6 Minerals</p> <p>A contribution to the national, regional and local need for a continuous supply of minerals will be met by:</p> <ol style="list-style-type: none"> <li>Maintaining a reserve of hard rock and sand</li> </ol>	2 / 7	N	N	The locations of minerals development are not known. There is potential for impacts on European sites. Policies ensure the consideration of impacts on European sites and assessment will be made at a project level.

Policy	Potential effects on SAC/SPA (criteria, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>2. and gravel during the plan period; Safeguarding known resources<sup>13</sup> of coal and aggregates (including sand and gravel and hard rock) from permanent development, except those in settlements, and</p> <p>3. Safeguarding the landfall locations for marine dredged sand and gravel.</p>				
<p>SP 7 Housing Requirement</p> <p>Land is provided for the development of 5,600 new dwellings.</p>	<p>2 / 7 – depends how implemented – see allocations (Appendix 3).</p>	<p>?</p>	<p>? I/C</p>	<p>The policy specifies the overall numbers for new dwellings over the plan period. The location and scale of development is provided in GN 29 which is assessed separately (Appendix 3).</p>
<p>SP 8 Affordable Housing Target</p> <p>Approximately 1,450 new affordable dwellings will be provided.</p>	<p>2 / 7</p>	<p>N</p>	<p>N</p>	<p>The policy specifies the number of affordable dwellings which will be developed through social housing grant, planning obligations as part of a larger residential development, on sites developed by social housing providers, and on exception sites. Housing allocation sites</p>

<sup>13</sup> At outcrop locations

<b>Policy</b>	<b>Potential effects on SAC/SPA (criteria, affected SAC/SPA)</b>	<b>Likely significant effect? Y, N, ?</b>	<b>In combination effect? Y, N, ?</b>	<b>Summary/ mitigation/other plans/strategies</b>
				have been assessed separately (GN 29).
<p>SP 9 Welsh Language</p> <p>Development will be managed sensitively in areas where the Welsh Language has a significant role in the local community.</p>	1	N	N	This policy will not lead to development and is very unlikely to cause any effect on a European site.
<p>SP 10 Transport Infrastructure and Accessibility</p> <p>Improvements to the existing transport infrastructure that increase accessibility to employment, services and facilities, particularly by sustainable means will be approved.</p> <p>Identified improvements to the existing transport infrastructure, will be safeguarded.</p>	2	N	N	Identified routes and improvements are detailed under GN 38. Assessment has been carried out on specific allocations under the general policy.
<p>SP 11 Waste</p> <p>Production of waste and its impact on the environment will be minimised and the use of waste as a resource maximised, through re-use, recovery for materials or energy and, where this cannot be achieved, safe disposal, using the best practicable environmental option.</p>	2	N	N	This policy does set out a more sustainable approach to waste management however there is still potential that allocations for treatment or disposal will have a detrimental affect on a European site. Further details on waste are provided in GN 40 and 41 and a more detailed assessment has been carried out on the specific allocations under GN 39.
SP 12 The Settlement Hierarchy	1	N	N	Development is being directed more

Policy	Potential effects on SAC/SPA (criteria, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>A settlement hierarchy is defined on the basis of their functional characteristics and availability of services and facilities, as follows:</p> <p>1. Hub Towns</p> <p>1a <u>Haven Hub</u> Haverfordwest Milford Haven Pembroke Dock Pembroke Neyland</p> <p>1b <u>North Pembrokeshire Hub</u> Fishguard Goodwick</p> <p>2. Rural Settlements</p> <p>2a <u>Rural Town</u> Narberth</p> <p>2b <u>Service Centres</u> Crymych Johnston Kilgetty Letterston</p> <p>2c <u>Service Villages</u> Abercych Begelly Blaenffos Boncath Broadmoor Bwlch-y-Groes Carew / Sageston Cilgerran</p> <p>Llangwm Maenclochog Martletwy Mathry Milton New Hedges Penally Pentlepoir</p>				<p>towards rural areas than the JUDP and this should not increase pressure on European sites. However SP 12 does not actually allocate or specify development and as such does not impact European sites directly. Development influenced by this policy would also have to meet the requirements of GN 1 and GN 36 which specify criteria intended to conserve and enhance the natural environment. Any specific developments permitted in the settlement hierarchy would also be assessed on a project level. Detailed assessment of allocations has been undertaken under policy GN 28 (Appendix 2).</p>

Policy	Potential effects on SAC/SPA (criteria, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>Clarbeston Road Clunderwen Cosheston Croesgoch Crundale Eglwysrw Haycastle Cross Hermon Hook Houghton Hundleton Jeffreyston Lamphey Llanddewi Velfrey Llandissilio</p> <p><u>2d Large Local Villages</u> Burton Burton Ferry Camrose East Williamston Freystrop Hill Mountain Keeston Llanstadwell</p>	<p>Pont-yr-Hafod Puncheston Robeston Wathen Roch Rosemarket Simpson Cross Spittal St Dogmaels St Florence Tavernspite Tegryn Templeton Tiers Cross Wolfscastle</p> <p>Luchurch Mascle Bridge Pen-y-bryn Scleddau Stepaside Summerhill Trefgarn Owen Waterston</p>			

Policy	Potential effects on SAC/SPA (criteria, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>2e <u>Small Local Villages</u></p> <p>Ambleston Barnlake Bentlass Bethesda Carregwen Castlemorris Cold Blow Cold Inn Glandwr Glogue Lampeter Velfrey Liddeston Little Honeyborough Little Newcastle Llandeloy Llanfyrnach Llangolman Llanteg Llanteglos Llanychaer Llawhaden Llwyncelyn Llys-y-Fran Lower Freystrop Maddox Moor</p>	<p>Pelcomb Cross Penffordd Penycwm Pleasant Valley Portfield Gate Postgwyn Princes Gate Redberth Reynalton Rhoshill Sardis Square and Compass St Twynnells St Nicholas Sutton Thomas Chapel Thornton Treffgarne Treffynnon Troopers Inn Tufton Uzmaston Wallis Walton East Wiston</p>			



Policy	Potential effects on SAC/SPA (criteria, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
Maiden Wells                      Wolfsdale New Moat                              Woodstock Newchapel				
<b>SP 13 Settlement Boundaries</b>  Settlement boundaries are defined for Hub Towns, Rural Towns, Service Centres, and Service Villages, where market and local needs affordable housing will be permitted. Within Large Local Villages, Settlement Boundaries are defined indicating locations where market housing and local needs affordable housing will be permitted. Within Small Local Villages, Settlement Boundaries are defined indicating where local needs affordable housing will be permitted.	2	N	N	This policy does not specify the location for development and so proposals would be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, and GN 36.
<b>SP 14 Hub Towns</b>  Within the Hub Towns development will encourage sustainable communities and complementary relationships between the Towns by promoting each of the following::  1. Development in locations which support and reinforce the roles of the towns within the Hubs; 2. High quality accommodation that supports diversity in the residential market;	1 6	N	N	This policy will not directly impact on European sites as it does not specify the location or scale for development. It will influence the location of future developments however there would have to be assessed at project level which would be subject to GN 1, GN 2 and GN 36.

Policy	Potential effects on SAC/SPA (criteria, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
3. Opportunities for new commercial, retail, tourism, leisure and community facilities; 4. Appropriate land uses which are well-related to a Settlement Boundary; 5. Accessibility to services by a range of sustainable modes of transport				
SP 15 Rural Settlements  Within the Rural Settlements development will encourage sustainable communities and a thriving rural economy by promoting::  1. Development of a scale and nature identified as being appropriate for the settlement 2. High quality accommodation of tenure(s) appropriate for the settlement. 3. Opportunities for new commercial, retail, tourism, leisure and community facilities 4. Appropriate land uses which are well-related to a Settlement Boundary 5. Greater accessibility to existing and new services	1	N	N	There is a possible risk associated with this policy as it encourages development in areas, which may be close to European sites. However it does not directly specify the location for development and so projects would have to be assessed at project level. They would also be subject to GN 1, GN 2 and GN 36.
SP 16 The Countryside  Within the Countryside development will meet the	5	N	N	Although this policy does steer development towards protecting, enhancing and protecting the environment European

Policy	Potential effects on SAC/SPA (criteria, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>essential requirements of people who live and work in the countryside whilst protecting Pembrokeshire's landscape and natural and built environment, by promoting:</p> <ol style="list-style-type: none"> <li>1. Appropriate development which minimises visual impact on the landscape and respects the natural and built environment</li> <li>2. Enterprises for which a countryside location is essential</li> <li>3. Opportunities for rural enterprise workers to be housed in suitable accommodation that supports their employment</li> <li>4. The re-use of appropriate existing buildings</li> </ol>				<p>sites may still be affected. This policy may lead to development but as no locations are specified assessments would need to be undertaken at project level. Any development would be subject to policy GN 1, GN 2, and GN 36.</p>

General Policies	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Mitigation/other plans/strategies

<p>GN 1 General Development Policy</p> <p>Development will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located;</li> <li>2. It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust or an increase in noise or vibrations levels;</li> <li>3. It would not adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park;</li> <li>4. It respects and protects the natural environment including protected habitats and species;</li> <li>5. It is of a nature, type or scale likely to be compatible with use of the Welsh language and culture within the local community;</li> <li>6. It would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network;</li> <li>7. Necessary and appropriate service infrastructure , access and parking can be provided;</li> <li>8. It would not cause or result in unacceptable harm to health and safety;</li> <li>9. It would not have a significant adverse impact on water quality; and</li> <li>10. It would neither contribute to the coalescence of distinct settlements nor create or consolidate ribbon development.</li> </ol>	<p>1</p>	<p>N</p>	<p>N</p>	<p>The policy does not specifically propose any development but sets a framework for all development to take account of location, negative effects, landscape character, natural environment, Welsh language and culture, highway impacts, infrastructure, health and safety and water quality.</p>
<p>GN 2 Sustainable Design</p>	<p>1</p>	<p>N</p>	<p>N</p>	<p>The policy sets out criteria to ensure</p>

<p>Development will be permitted where relevant criteria are met:</p> <ol style="list-style-type: none"> <li>1. It is of a good design which pays due regard to local distinctiveness and contributes positively to the local context;</li> <li>2. It is appropriate to the local character and context in terms of layout, scale, form, siting, massing, height, density, mix, detailing, use of materials and access arrangements/ layout;</li> <li>3. It incorporates a resource efficient and climate responsive design through location, orientation, density, layout, land use, materials, water conservation and the use of sustainable drainage systems and waste management solutions;</li> <li>4. It achieves a flexible and adaptable design;</li> <li>5. It creates an inclusive and accessible environment for users that addresses community safety;</li> <li>6. It provides a good quality, vibrant public realm that integrates well with adjoining streets and spaces and</li> <li>7. It contributes to delivering well-designed outdoor space with good linkages to adjoining streets, spaces and other green infrastructure.</li> </ol>				<p>that development is of a high quality sustainable design, the policy does not determine the location or scale of development.</p>
<p>GN 3 Infrastructure and New Development</p> <p>Where development generates a directly related need for new or improved infrastructure, services or community facilities, then this must be funded by the development, and:</p> <ol style="list-style-type: none"> <li>1. Related in scale and kind to the development and</li> <li>2. Provided on site wherever appropriate.</li> </ol> <p>In exceptional circumstances contributions may be made to the provision of facilities elsewhere, provided their location can adequately service the development. The timely</p>	<p>1</p>	<p>N</p>	<p>N</p>	<p>The policy does not specify locations of development. The policy will have positive impacts on issues which may be affecting European sites, for example through water quality improvements as a result of updated sewerage infrastructure and sustainable urban drainage systems. Mitigation for potential adverse impacts of development on</p>

<p>provision of directly related infrastructure, services and community facilities shall be secured by planning condition(s), the seeking of planning obligation(s) by negotiation, and/or by any other agreement or undertaking.</p> <p>Also in exceptional circumstances, the relocation of critical infrastructure will be permitted, where required as a consequence of fluvial or coastal flooding and / or erosion.</p>				<p>biodiversity and cultural heritage should also be provided.</p>
<p>GN 4 Resource Efficiency and Renewable and Low-carbon Energy Proposals</p> <p>Development proposals should minimise resource demand, improve resource efficiency and utilise power generated from renewable resources.</p> <p>For all major developments:</p> <ol style="list-style-type: none"> <li>1. developers must show that they have addressed sustainable resource issues, by reference to accredited assessment schemes, and in the case of commercial developments must undertake an energy use assessment and consider the feasibility of incorporating Combined Heat and Power (CHP) schemes;</li> <li>2. energy efficient measures must be incorporated to provide a proportion of their energy requirements from on-site renewable power generation, in line with UK commitments; and</li> <li>3. Proposals will be required to demonstrate the effective re-use of waste heat and power through co-location with energy users and / or carbon capture where feasible.</li> </ol> <p>Developments which enable the supply of renewable energy</p>	<p>7</p>	<p>N</p>	<p>N</p>	<p>The policy does not specify location or scale of any development for renewable and low-carbon energy proposals, however there is potential for this policy to have an effect on European sites. Assessment will be carried out at a project level and other policies exist to ensure that biodiversity and European sites are protected and enhanced (GN 36).</p>

<p>through environmentally acceptable solutions will be supported.</p>				
<p>GN 5 Employment Allocations</p> <p>The following sites are allocated for employment use:</p> <p>Merlins Bridge Creamery Extension          Withybush North of Business Park          Withybush East of Business Park          Haven Head Business Park Northern Extension Milford Haven          Dale Road, Hubberston          Adjacent to Marble Hall Road, Milford Haven          North of Honeyborough Industrial Estate          Goodwick-Former Dewhirst Factory          Goodwick- Parrog          Crymych - adjacent to Riverlea / opposite Llygad-yr-Haul          Celtic Link Business Park, near Scloddau          A4115, Templeton          Old Station Yard, Letterston</p>	<p>Allocated sites have been assessed separately (see Appendix 3)</p>	<p>-</p>	<p>-</p>	<p>See specific land allocation assessments (Appendix 3).</p>
<p>GN 6 Employment Proposals</p> <p>Employment proposals will be permitted where:</p> <ol style="list-style-type: none"> <li>1. The site is within or well-related to a settlement boundary, unless the proposal requires a countryside location, in which case evidence must be provided to support this; and</li> <li>2. A sequential test has been performed indicating that no allocated employment site can reasonably accommodate the proposed development.</li> </ol>	<p>2</p>	<p>N</p>	<p>N</p>	<p>The policy does not detail locations of employment proposals. All development proposals will be assessed against other policies which will ensure that any effects on biodiversity are dealt with. Sites will also be assessed at a project level.</p>

<p><b>GN 7 Mixed-Use Allocations</b></p> <p>The following sites are allocated for mixed-use development:</p> <p>Haverfordwest - Old Hakin Road          Narberth - Plain Dealings Farm          Johnston - Arnold's Yard</p>	<p>Allocated sites have been assessed separately (see Appendix 3)</p>	<p>-</p>	<p>-</p>	<p>See specific land allocation assessments (Appendix 3).</p>
<p><b>GN 8 Protection of Employment Sites and Buildings</b></p> <p>Proposals to redevelop, or use, business, general industrial, storage or distribution sites or buildings for other purposes will only be permitted where one of the following criteria is met:</p> <ol style="list-style-type: none"> <li>1. The present use is inappropriate for the locality</li> <li>2. There is adequate alternative provision for employment land in the vicinity or</li> <li>3. The continued use of the site or premises has been shown to be unviable.</li> </ol>	<p>2</p>	<p>N</p>	<p>N</p>	<p>The policy does not detail specific employment sites and buildings. The policy is designed to ensure that existing sites are used for employment purposes and are not lost to specific use classes. Development will be focused in existing industrial areas therefore it is unlikely to impact on European sites.</p>
<p><b>GN 9 Extensions to Employment Sites</b></p> <p>Proposals to diversify or intensify employment uses and/or extend them onto adjacent land will be permitted where the scale and nature of the original development together with the extension is compatible with its location.</p>	<p>2</p>	<p>N</p>	<p>N</p>	<p>The policy does not specify locations of extensions to employment sites. Extensions to employment sites have the potential to impact European sites. Information at this level is not detailed enough, and proposals will be assessed at a project level. Other policies within the LDP will ensure that biodiversity including European sites will be protected and enhanced (GN 36).</p>



<p>GN 10 Farm Diversification</p> <p>Diversifying the range of economic activities on a farm will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The proposed use helps to support the continued agricultural operation of the farm;</li> <li>2. If a new building is justified it should be sited in or adjacent to an existing group of buildings and</li> <li>3. If a retail use is proposed the scale and scope will not harm the vitality and viability of retail facilities in any nearby settlements, or undermine the retail hierarchy.</li> </ol>	2	N	N	<p>The policy does not detail specific locations for farm diversification. Development on farms could result in effects on European sites and any development would be subject to other policies in the LDP (SP 1, GN 1, GN 2, GN 11, GN 36). Proposals would also be assessed at a project level.</p>
<p>GN 11 Conversion or Change of Use of Agricultural Buildings</p> <p>The renovation, conversion or change of use of agricultural buildings outside any settlement boundary will be permitted for an employment use, self-catering or for residential use, provided the following criteria are met:</p> <p>For employment related activities (excluding holiday accommodation):</p> <ol style="list-style-type: none"> <li>1. The building is physically capable of accommodating the new use and any associated requirements without extensive alteration or extension; and</li> <li>2. Outside storage, new services, access works, fences, walls or other structures associated with the use of the building or its curtilage can be provided, without harming the landscape setting; while</li> </ol> <p>For residential use, holiday accommodation or live-work units:</p>	2	N	N	<p>Agricultural buildings can be important for bat species (Pembrokeshire Bat Sites SAC, N Pembrokeshire Woodland SAC, Limestone Coast SAC) - there is the potential for effects on SACs / SPAs. The policy does not specify locations therefore any impacts would be dealt with at project level. Policies and reasoned justification of policies seek to protect and enhance the natural environment (see GN 36, GN 1).</p>

<p>1. The building is traditional in nature and character;                  2. The building is physically capable of accommodating the new use and any associated requirements without extensive alteration, expansion or rebuilding and                  3. Any necessary alterations are kept to a minimum, can be carried out without adversely affecting the character of the building or its setting, and are in matching and/or sympathetic materials;                  4. Outside storage, new services, access works, fences, walls or other structures associated with the use of the building and its curtilage can be provided, without harming the landscape setting or the character of the building.</p>				
<p>GN 12 Town Centre Development</p> <p>Within the Town Centres identified on the Proposals Map development will be permitted providing the following criteria are met:</p> <p>1. It falls within use classes A1, A2, A3, B1, C1, C2, C3, D1 or D2 of the Use Classes Order or is a sui generis use normally found in shopping centres;                  2. The proposal would not create a concentration of more than a third of non A1 (retail) uses adjacent to each other within a Primary Frontage;                  3. The proposed development does not undermine or prevent the development of an identified retail allocation within the Town Centre; and                  4. It does not propose a change of use to residential use (C3) on a ground floor in a Primary or Secondary Frontage.</p>	<p>2</p>	<p>N</p>	<p>N</p>	<p>The policy relates to town centre development and does not specify locations. The policy has the potential to impact European sites through development, however policies for biodiversity within the LDP will ensure that the integrity of other habitats, sites or features of importance to wildlife and individual species, will be maintained (GN 36). The biodiversity policy also allows for enhancement of biodiversity. Specific proposals will be assessed at project level.</p>
<p>GN 13 Major Out-Of-Town Development</p>	<p>2</p>	<p>N</p>	<p>N</p>	<p>The policy allows for retail in out of town locations, but does not specify</p>

<p>Proposals for major retail development outside the defined Town Centre boundaries will only be permitted where:</p> <ol style="list-style-type: none"> <li>1. The development would not undermine the retail hierarchy set out in the strategic policies; and</li> <li>2. The development either by itself or in combination with other permitted or allocated retail developments would not undermine the vitality and viability of any of the Town Centres or Local Retail Centres.</li> </ol>				<p>where this development would be. New development has the potential to impact European sites, however, policies within the LDP exist to ensure that impacts are minimised.</p>
<p>GN 14 Retail Allocations</p> <p>The following sites are allocated for retail development:</p> <p>Fred Rees Site, Haverfordwest          St Govans Centre, Pembroke Dock          The Primary School Site, Fishguard          The Primary School Site, Narberth          Kingsmoor Foodstore Allocation, Kilgetty</p>	<p>Allocated sites have been assessed separately (see Appendix 3)</p>	<p>-</p>	<p>-</p>	<p>See specific land allocation assessments (Appendix 3).</p>
<p>GN 15 Small Scale Retail</p> <p>The development, or extension, of small scale retail facilities will be permitted where:</p> <ol style="list-style-type: none"> <li>1. The proposal is well located to serve the needs of the community; and</li> <li>2. The proposed use will not impact negatively on the vitality and viability of any Town or Local Centre.</li> </ol>	<p>2</p>	<p>N</p>	<p>N</p>	<p>The policy does not detail where small scale retail development will be specifically located. The policy allows for retail development in larger towns and smaller or more rural settlements. Other policies within the LDP will ensure no detrimental impacts on European sites.</p>
<p>GN 16 Visitor Attractions and Leisure Facilities</p> <p>New visitor attractions and commercial recreation and leisure proposals will be permitted where both the following criteria</p>	<p>2</p>	<p>N</p>	<p>? I/C</p>	<p>Development of visitor attractions and leisure facilities has the potential for effects on European sites. The potential impacts from increased</p>

<p>are met:                  1. The site is well located in relation to A or B class roads and/or, rail stations and/or bus routes; and                  2. The site is within or immediately adjoins a settlement, unless the proposal requires a countryside location, in which case evidence must be provided to support this.</p>				<p>visitor numbers may include disturbance of European species (e.g. otter). The location of visitor attractions and leisure facility development is not known. LDP policies exist to ensure that development protects and enhances biodiversity (GN 36).</p>
<p>GN 17 Self-Catering and Serviced Accommodation</p> <p>Proposals for new self-catering, serviced or hotel accommodation will be permitted where:                  either                  1. It is within or is well-related to a town, service centre or service village;                  or                  2. The proposal is for an existing dwelling, a historic building or conversion of a traditional agricultural building.</p>	2	N	N	<p>The policy proposes development of new self-catering, serviced or hotel accommodation within towns, service centres or service village. Agricultural buildings can be important for bat species (Pembrokeshire Bat Sites SAC, North Pembrokeshire Woodland SAC, Limestone Coast SAC). The policy does not specify locations; therefore any impacts would be dealt with at project level. Policies and reasoned justification of policies seek to protect and enhance the natural environment (see GN 36, GN 1).</p>
<p>GN 18 Touring Caravan and Tent Sites</p> <p>Within the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary Out Liberty new touring caravan and / or tent sites, extensions to existing sites or changes of tent pitches to 'unit pitches' will not be permitted.</p> <p>Elsewhere:</p>	2	N	N	<p>The policy is unlikely to have a significant effect. Proposals for extensions to existing sites should demonstrate that an environmental improvement will be achieved both for the site and the setting. Policies and reasoned justification of policies seek to protect and enhance the natural environment (see GN 36,</p>

<p>a) New touring caravan and tent sites will be permitted only where: either 1. The site is well-related to a settlement identified in the hierarchy as a town, service centre or service village; or 2. The site is well-related to a local village and will provide a community facility not present within the existing settlement;</p> <p>b) extensions to touring caravan and tent sites will be permitted only where: 3. The proposals will achieve an environmental improvement, both for the site and its setting in the surrounding landscape and</p> <p>c) Changes of tent sites that have a valid planning permission, or a lawful use, to 'unit' pitches (tent, motor caravan and touring vans) will be permitted only where: either 4. The site is well-related to a settlement identified in the hierarchy as a service village, service centre or town; or 5. The site is well-related to a local village, and will provide a community facility not present within the existing settlement;</p> <p>and in all cases, each of the following criteria are met: 6. At least one third of the total number of pitches remains exclusively for tents and 7. The approved site area is not enlarged and there is no increase in the number of pitches.</p>				<p>GN 1). Assessment would also take place at a project level.</p>
<p>GN 19 Static Caravan Sites</p>	<p>2</p>	<p>N</p>	<p>N</p>	<p>The policy is unlikely to have a</p>

<p>A. New static caravan sites and chalet sites or the extensions to existing sites by an increase in the number of pitches will not be permitted.</p> <p>B. Upgrading of touring caravan pitches to static caravans will only be permitted where each of the following criteria are satisfied:</p> <ol style="list-style-type: none"> <li>1. The site lies outside the Community Councils of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary Out Liberty.</li> <li>2. The site is within or is well-related to a settlement identified in the hierarchy as a town, service centre or service village; or</li> <li>The site is well-related to a local village and will provide a community facility not present within the existing settlement,</li> <li>3. There is no increase in the number of pitches</li> </ol> <p>C. The enlargement of the area of an approved site may be permitted where this would achieve a demonstrable overall environmental improvement both for the site and its setting in the surrounding landscape.</p> <p>D. The replacement of visitor static caravans with similarly sized wooden chalets will be permitted where the proposals would be adequately screened and appropriate in that landscape setting.</p>				<p>significant effect. Proposals for static caravan sites should demonstrate no adverse landscape impacts. Proposals should also demonstrate that an overall environmental improvement will be achieved both for the site and the setting.</p> <p>Policies and reasoned justification of policies seek to protect and enhance the natural environment (see GN 36, GN 1). Assessment would also take place at a project level.</p>
<p>GN 20 Site Facilities on Existing Caravan and Camping Sites</p> <p>Proposals to upgrade and improve facilities on static</p>	2	N	N	<p>The policy is unlikely to have a significant effect on European sites. Policies and reasoned justification of policies seek to protect and enhance</p>

<p>caravan, touring caravans and tent sites will only be permitted where:</p> <ol style="list-style-type: none"> <li>1. The proposal will not undermine the viability or vitality of a facility within a nearby settlement; and</li> <li>2. The proposals incorporate the best practicable environmental standards covering all facets of the development.</li> </ol>				<p>the natural environment (see GN 36, GN 1). The design and siting of facilities will be sensitive to the landscape and maximise biodiversity and use native species. Sustainable Drainage Systems will also be incorporated where possible.</p>
<p>GN 21 Seasonal and Holiday Occupancy</p> <p>Where a new unit of holiday accommodation is proposed, development will only be permitted where the unit is occupied/available for holiday use and for no other purposes.</p>	2	N	N	<p>This policy aims to ensure that holiday accommodation is not occupied permanently or at inappropriate times of the year. The policy will not lead to development.</p>
<p>GN 22 Marinas</p> <p>Sites for marinas are allocated within the existing harbours and docks at Fishguard Harbour and Pembroke Dock.</p> <p>Proposals for new or extended marinas will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The development is located within or adjoining an existing) settlement</li> <li>2. The development would not have a significant detrimental impact on the landscape character of the coast;</li> <li>3. Ancillary proposals will not undermine the vitality or viability of facilities in existing centres;</li> <li>4. The proposal would not conflict with the sustainable management of the coast.</li> </ol>	2	Y	N	<p>Fishguard (Goodwick and Pembroke Dock sites already assessed as specific allocations (Appendix 3).</p> <p>Although no further locations are specified for new or extended marinas PCCs coast line is limited to Fishguard and Goodwick, Amroth and the Haven Waterway. Of these areas the prime location would be the Haven waterway which comprises part of the Pembrokeshire Marine SAC. Any marina development within this location may have a significant effect on the European site.</p> <p>However, no further locations are</p>

				listed and so development would have to be assessed at project level, which would also be subject to GN 1, GN 2, GN 3 and GN 36 to account for effects on biodiversity and ways to ensure these effects are minimised and mitigated.
<p>GN 23 Prior Extraction of the Mineral Resource</p> <p>Where new development is permitted in an area of mineral resource, prior extraction of any economic reserves of the mineral must be achieved, wherever feasible, prior to the commencement of the development.</p>	2	N	N	No location is specified under this policy and so any plans to extract minerals due to a new development on the site would need to be assessed at project level. Any development would be subject to GN 1, GN 2 and GN 36.
<p>GN 24 New Minerals Working</p> <p>Proposals for mineral working and extensions to existing sites will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The mineral is required to supply an identified need which cannot be supplied from secondary or recycled materials or existing reserves;</li> <li>2. The scale of the development is appropriate to serve the local market and a suitable proportion of the regional market;</li> <li>3. In the case of former minerals sites, there is no adverse effect on land which has been satisfactorily restored and the proposal makes a valuable contribution to the character of the local landscape and local environment; and</li> <li>5. There is provision for landscaping, groundwater protection, a beneficial after-use, restoration and post-closure management of the site, including the progressive</li> </ol>	2	N	N	This policy does not specify any locations for new mineral workings and so assessment would need to be carried out at project level. Proposals would be subject to GN 1, GN 2 and GN 36.



restoration of sites where appropriate.				
<p>GN 25 Recycled Waste Materials and Secondary Aggregates</p> <p>Proposals to use recycled waste materials as secondary aggregates (including the use of construction materials arising from demolition) will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The effect of using this material does not significantly harm sites, buildings, walls or features of historic, architectural or archaeological interest;</li> <li>2. The scale of the operation is appropriate to the area in which the source material is found;</li> <li>3. Where a single site is proposed to deal with waste arising from more than one location, that site is wherever possible well located in relation to the source materials;</li> <li>4. The waste and secondary aggregates products will, wherever feasible, be transported by rail or water;</li> <li>5. There is provision for landscaping, groundwater protection, beneficial after-use, restoration, and post-closure management of the site, including wherever possible details of progressive restoration of the sites.</li> </ol>	2	N	N	This policy is unlikely to cause a negative impact on a European site however the extent of the proposals would need to be assessed at project level. Any proposals would also be subject to GN 1, GN 2 and GN 36.
<p>GN 26 Buffer Zones around Mineral Working Sites</p> <p>New mineral extraction and new sensitive development will not normally be permitted within Buffer Zones around mineral working sites, where such uses would potentially have an adverse impact on one another because of their close proximity.</p>	1	N	N	This policy is unlikely to have any significant impacts on European sites as it does not lead directly to development. Any extraction would also be subject to GN 1, GN 2, GN 24, GN 25 and GN 36 and depending on the scale and location proposals could be assessed at project level.

<p>GN 27 Residential Development</p> <p>Residential development will be permitted where the proposal is for one or more of the following:</p> <ol style="list-style-type: none"> <li>1. Open market housing or affordable housing to meet local needs, located within the settlement boundary of a town, service centre, service village or large local village as defined in the settlement hierarchy;</li> <li>2. Affordable housing to meet local needs, located within the boundary of a small local village;</li> <li>3. the replacement or sub-division of an existing dwelling;</li> <li>4. the conversion of an historic building to residential use; or</li> <li>5. a rural enterprise worker’s dwelling.</li> </ol> <p>New homes on sites of 0.10 hectares and above will be built at a density of at least 25 dwellings per hectare, rising to at least 30 dwellings per hectare on sites in Towns. In exceptional circumstances evidence of infrastructural or physical constraints may justify a lower density.</p>	<p>2</p>	<p>N</p>	<p>N</p>	<p>This policy could lead to development which may have an impact on a European site however no actual location is specified. Development will need to be assessed at project level and subject to GN 1, GN 2, and GN 36.</p>
<p>GN 28 Residential Allocations</p> <p>The following sites are allocated for residential development.</p> <p>See Appendix 3</p>	<p>Allocated sites have been assessed separately (see Appendix 3)</p>	<p>-</p>	<p>-</p>	<p>See specific land allocation assessments (Appendix 3).</p>
<p>GN 29 Local Needs Affordable Housing Provision</p> <p>Local needs affordable housing will be a requirement:</p> <ol style="list-style-type: none"> <li>1. On sites in towns, service centres and service villages where this is a net gain of 5 dwellings or more;</li> <li>2. In Large Local Villages where there is a</li> </ol>	<p>2</p>	<p>N</p>	<p>N</p>	<p>This policy will lead to development within settlement boundaries but no locations are specified at this stage. The development may impact on a European site but proposals would need to be assessed at project level.</p>

<p>net gain of 2 or more dwellings; and 3. Of all new dwellings in Small Local Villages.</p>				<p>Development would also be subject to GN 1, GN 2, and GN 36.</p>
<p>GN 30 Exception Sites for Local Needs Affordable Housing</p> <p>Local needs affordable housing on land that would not otherwise be released for housing will be permitted in exceptional circumstances where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The site is within or immediately adjoining a settlement boundary;</li> <li>2. A local need for affordable housing has been identified;</li> <li>3. The community in which the site is located is adequately served with facilities to support the proposed development; and</li> <li>4. All the benefits of affordable housing provision, built for the exclusive occupation of local people in need of affordable homes, will pass to the initial and all subsequent, occupants.</li> </ol>	<p>2</p>	<p>N</p>	<p>N</p>	<p>The policy may lead to development being permitted on exception sites, outside of the settlement boundary but no locations are specified. Development would be subject to GN 1, GN 2 and GN 36 and would need to be assessed at project level.</p>
<p>GN 31 Specialist and Supported Accommodation</p> <p>The development, or extension, of specialist residential accommodation will only be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. In the case of new facilities the development is within or well-related to a Settlement Boundary, or involves the adaptation or conversion of an appropriate existing building; or</li> <li>2. In the case of extensions, the scale and nature of the extension is compatible with its location, and</li> </ol>	<p>2</p>	<p>N</p>	<p>N</p>	<p>This policy may lead to the development of accommodation however apart from the one allocation; locations are not specified at this stage. Any development would be subject to GN 1, GN 2, GN 3 and GN 36 and should be assessed at project level.</p> <p>Site allocations have been assessed separately (Appendix 3).</p>

<p>3. In all instances access arrangements allow for the safe manoeuvring of pedestrians, cars, ambulances and delivery and service vehicles.</p> <p>Land is allocated for an additional care facility at:</p> <p>Park House, New Hedges SSA/089/01 (1.65 ha)</p>				
<p>GN 32 Gypsy Traveller Sites and Pitches Policy</p> <p>Proposals for new permanent or transit gypsy traveller sites or extensions to existing authorised sites will only be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. There is a proven need for either permanent or transit gypsy traveller pitches and evidence that the need cannot be met on existing authorised sites in Pembrokeshire;</li> <li>2. The proposed location is accessible to existing community, social, educational and other facilities;</li> <li>3. The site layout is designed to meet the needs of the inhabitants</li> </ol> <p>Land is allocated for additional gypsy and traveller accommodation at:</p> <p>Withybush          Catshole (Castle) Quarry          Kingsmoor Common, Kilgetty</p>	<p>Allocated sites have been assessed separately (see Appendix 3)</p>	<p>-</p>	<p>-</p>	<p>See specific land allocation assessments (Appendix 3).</p>
<p>GN 33 Community Facilities</p> <p>A The development of new community facilities will be permitted where proposals are located within or are well-related to a settlement;</p>	<p>2</p>	<p>N</p>	<p>N</p>	<p>This policy may lead to development however under the general policy any proposals could not be assessed until the location is specified. Cemeteries can be important sites for local</p>

<p>B Extension(s) to an existing community facility will be permitted where the facility is appropriately located to meet the needs of the community it is to serve.</p> <p>C The change of use of a community facility will only be permitted where:              Either              1. It can be demonstrated that the continued use of the facility has been shown to be no longer viable;              Or              2. A suitable replacement facility is to be made available.</p> <p>D The following sites are allocated for the development of new community facilities at:</p> <table border="1" data-bbox="203 751 891 1327"> <thead> <tr> <th>Name</th> <th>Use</th> </tr> </thead> <tbody> <tr> <td>Slade Lane School Site, Haverfordwest</td> <td>New primary school</td> </tr> <tr> <td>Withybush Hospital Extension, Haverfordwest</td> <td>Hospital extension</td> </tr> <tr> <td>St Marks VA School, Haverfordwest</td> <td>Site extension</td> </tr> <tr> <td>Pennar CP School, Pembroke Dock</td> <td>Site extension &amp; new access for school</td> </tr> <tr> <td>Monkton Cemetery, Monkton</td> <td>Cemetery extension</td> </tr> <tr> <td>Popehill, Johnston</td> <td>Cemetery extension</td> </tr> </tbody> </table>	Name	Use	Slade Lane School Site, Haverfordwest	New primary school	Withybush Hospital Extension, Haverfordwest	Hospital extension	St Marks VA School, Haverfordwest	Site extension	Pennar CP School, Pembroke Dock	Site extension & new access for school	Monkton Cemetery, Monkton	Cemetery extension	Popehill, Johnston	Cemetery extension	<p>Allocated sites have been assessed separately (see Appendix 3)</p>			<p>biodiversity. Development would be subject to GN 1, GN 2, and GN 36 and should be assessed at project level.</p> <p>For the sites listed these have been assessed separately (Appendix 3).</p>
Name	Use																	
Slade Lane School Site, Haverfordwest	New primary school																	
Withybush Hospital Extension, Haverfordwest	Hospital extension																	
St Marks VA School, Haverfordwest	Site extension																	
Pennar CP School, Pembroke Dock	Site extension & new access for school																	
Monkton Cemetery, Monkton	Cemetery extension																	
Popehill, Johnston	Cemetery extension																	

<p>Freystrop Cemetery, Freystrop</p>	<p>Cemetery Extension</p>						
<p>Haverfordwest</p>	<p>Replacement Primary School</p>						
<p>GN 34 Protection and Creation of Outdoor Recreation Areas</p>		<p>2</p>	<p>N</p>	<p>N</p>	<p>This policy may cause an impact on a European site. It may either lead to development or cause an increase in recreational pressures including disturbance to habitats that would directly impact on European site species. The policy will contribute positively to biodiversity through the provision of green corridors and spaces. No locations are specified for development in the policy so would have to be assessed at a project level. Development would also be subject to GN 1, GN 2, and GN 36.</p>		
<p>A Outdoor recreation areas, which include public open spaces, leisure routes and recreational facilities, are protected from inappropriate development.</p>							
<p>Development will be permitted on outdoor recreation areas where:</p>							
<p>1. It can be demonstrated by the applicant that the area has no significant public recreational value; or 2. A suitable replacement facility is to be made available; or 3. The recreational facilities will be enhanced through the redevelopment of part of the site.</p>							
<p>B New outdoor recreation area(s) will be permitted where the following criteria are met:</p>							
<p>1. It is well located to serve community needs, 2. It is of appropriate size, design and form to meet the</p>							

<p>needs of the people it is intended to serve and 3. Provision is made for the future management and maintenance of the site/route.</p>				
<p>GN 35 Protection of Open Spaces with Amenity Value  Development which would adversely affect the appearance, character or local amenity value of areas of public and private open space will not normally be permitted. In exceptional circumstances, where the proposal will bring clear social and/or economic benefits to the local community and make a positive contribution to the built environment, development may be permitted.</p>	2	N	N	<p>This policy should not lead to development however in exceptional circumstances it may. The policy will contribute positively to biodiversity through the provision of green corridors and spaces. No locations are specified so assessment would be to be carried out at project level. Any development would be subject to GN 1, GN 2, and GN 36.</p>
<p>GN 36 Protection and Enhancement 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 in exceptional circumstances where the effects are minimised or mitigated through careful design, work scheduling or other appropriate measures.</p>	5	N	N	<p>This policy does not lead to development so should not cause impacts on European sites. The policy aims to mitigate the impacts of development arising from other policies and any in combination effects with GN 1, GN 2 and significant effects could be avoided.</p>
<p>GN 37 Protection and Enhancement of the Historic Environment  Development that affects sites of architectural and/or historical merit or archaeological importance, or their setting, will only be permitted where it can be demonstrated that it would protect or enhance their character and integrity.</p>	5	N	N	<p>This policy does not lead directly to development and aims to mitigate development that affects the historical environment. However if development were to be permitted within historical environments particular care should be taken in case it is a bat habitat and development should be subjected to GN 36. Assessment would be</p>

				undertaken at a project level.
<p>GN 38 Transport Routes and Improvements</p> <p>The following transport routes and improvements will be safeguarded from development that would be likely to prejudice their implementation.</p> <p>Welsh Government Road Improvement Schemes:</p> <ol style="list-style-type: none"> <li>1. A40 Llanddewi Velfrey to Penblewin – WAG Phase 3 scheme</li> </ol> <p>Regional Improvement Scheme</p> <ol style="list-style-type: none"> <li>2. Improvement to the A40 west of St. Clears</li> </ol> <p>Local road improvement schemes:</p> <ol style="list-style-type: none"> <li>3. Northern Distributor Network – Bulford Road link (Johnston to Tiers Cross))</li> <li>4. Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route)</li> <li>5. Blackbridge Access Improvement and Waterston bypass</li> <li>6. Southern Strategic Route – A 477 Nash Fingerpost to Energy Site corridor enhancement</li> </ol> <p>Bus and rail interchanges:</p> <ol style="list-style-type: none"> <li>7. Fishguard (bus focal point)</li> <li>8. Goodwick Railway Station (bus / rail interchange)</li> <li>9. Milford Haven (bus / rail interchange)</li> <li>10. Pembroke Dock (bus / rail interchange)</li> </ol> <p>Rail network improvements:</p> <ol style="list-style-type: none"> <li>11. Clunderwen railway station improvement</li> </ol>	<p>Allocated sites have been assessed separately (see Appendix 3)</p>	-	-	<p>See specific land allocation assessments (Appendix 3).</p>



<p>Park and ride schemes:                  12. Tenby</p> <p>County Council programmed highway schemes                  13. B4318 Gumfreston to Tenby diversion and improvement phase 3                  14. B4320 Monkton re-alignment                  15. A40 High Street to A487 West Street ('Chimneys' link), Fishguard</p>				
<p>GN 39 New Waste Management Facilities</p> <p>The following sites are allocated for the provision of new waste management facilities:</p> <p>Energy from Waste Plant: Adjoining the Milford Haven (Murco) Refinery                  Civic amenity site and waste transfer station: Land at Kingsmoor Common, Kilgetty                  Extension to the existing civic amenity site: Winsel near Merlin's Bridge</p> <p>New in-building handling and treatment of waste:                  Withybush East of Business Park (undeveloped residual)                  Withybush North of Business Park                  Merlins Bridge Creamery and extension site                  Milford Haven Refinery (Murco), Milford Haven                  Petro Plus / Dragon LNG                  Dale Road, Hubberston                  Thornton Industrial Estate                  Waterston Industrial Estate</p>	<p>Allocated sites have been assessed separately (see Appendix 3)</p>	<p>-</p>	<p>-</p>	<p>See specific allocation assessment (Appendix 3).</p>

<p>Pembroke Power Station site Kingswood, Pembroke Dock Waterloo, Pembroke Dock Chevron Refinery, Rhoscrowther Celtic Link Business Park, Scloddau Trecwn</p>				
<p>GN 40 Waste Minimisation, re-use, recovery, composting and treatment</p> <p>Proposals for the development of waste minimisation, re-use, recovery, composting and treatment facilities, including waste transfer stations and 'energy from waste' facilities, will be permitted where:</p> <ol style="list-style-type: none"> <li>1. The site is located at an existing waste management site or at a unit / on site allocated or protected for B2 uses: or</li> <li>2. The site can be readily accessed from A or B class roads where transport by road is the only available option and In all cases;</li> <li>3. There is an identified national, regional or local need for the facility;</li> <li>4. All waste arisings from the new facility have been considered and mitigated; and</li> <li>5. The co-location of the new facilities with potential energy users has been considered and incorporated where possible;</li> </ol> <p>In addition, for the development of specialist facilities to process or dispose of hazardous waste:</p> <ol style="list-style-type: none"> <li>6. It must be demonstrated that no significant adverse impacts will be caused to the health and safety of the public, the economy or the environment.</li> </ol>	2	N	N	<p>This policy may lead to development but no locations are specified in the text. There is a risk that development may impact on a European site and so assessment will need to be undertaken at project level. The development would also be subject to GN 1, GN 2, GN 4 and GN 36, plus other policies of the LDP.</p>
GN 41 Disposal of Waste on Land	2	N	N	There is a risk that new sites for the

<p>Proposals for the deposit of waste on land will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The proposal represents the only practicable solution, having regard to the waste hierarchy, to an identified national, regional or local need;</li> <li>2. Adequate measures (operational and aftercare) are proposed to deal with any leachate or landfill gas that might arise from the proposal;</li> <li>3. A post operational landform compatible with the adjoining topography is achievable and</li> <li>4. Provision is made for landscaping, progressive restoration, appropriate beneficial after use(s), restoration, and post closure management of the site.</li> </ol>				<p>deposit of waste on land would have an impact on European sites however no locations are specified in the policy. Assessments would need to be carried out at project level and be subject to GN 1 and GN 36.</p>
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### **APPENDIX 3: Screening of land allocations**

The mitigation measures which apply to sites where specific issues have been highlighted include:

Incorporation of sustainable drainage systems (SUDS) – GN 1, GN 3, GN 20

Water conservation measures – GN 1, GN 4

Efficient resource use, including water supplies for residential development – GN 4, GN 27

No unacceptable impacts in terms of lighting – GN 36

Sewerage / infrastructure improvements – Development Sites SPG, GN 1, GN 2, GN 4

Retention of natural features/ hedgerows/ trees where possible – GN 1

Protection and maintenance of ecological connectivity corridors and stepping stone habitats – GN 36

Protection of species and habitats (not designated as European sites) – GN 36, GN 22

Phasing of development – GN 1, GN 28, Development Sites SPG

Landscape impacts – SP 16, GN 1, GN 3, GN 4, GN 11, GN 18, GN 19, GN 20, GN 22, GN 24, GN 27, GN 32, GN 37

Recreational impacts – GN 1, GN 36, SAC management agreements, codes of conduct.

Bat flight lines are cited as a potential issue at many sites as there are European bat species present across the county. Bats can use linear features such as hedgerows and watercourses for foraging and navigational purposes. In terms of development affecting these features, this would depend on the location of the development site, the nature of the proposed development and the specifics of the site. Bat flight lines have been acknowledged within this HRA and included as a precautionary approach for many allocated sites.

Where effects are due to the cumulative effect of more than one allocations and other plans and programmes, these are also subject to the mitigation measures above.

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
<b>STRATEGIC EMPLOYMENT SITES</b>				
S/EMP/086/LDP/01 Blackbridge, Milford Haven (33.45 ha)  Employment	Development may impact the Pembrokeshire Marine SAC.	?	? I/C	The land of the allocated site within the jurisdiction of PCC is adjacent to the Pembrokeshire Marine SAC. Development has the potential to impact on the site in terms of: Water quality/drainage Disturbance to bats / otters / other species. This allocation does not specify the type of potential development therefore proposals would also need to be assessed at a project level. Any development would also be subject to LDP policies GN 1, GN 2, GN 3 and GN 36 and Development Sites SPG which would ensure that any impacts from the allocated site are minimal and not likely to impact the Pembrokeshire Marine SAC. The management plan for the site states that water quality, fishing, pollution and development are site specific issues. LDP policies, Development Sites SPG and national guidance will ensure that construction and operational processes will not incur a likely significant effect. Surface water drainage will be addressed and appropriate techniques to ensure no pollution of the waterway. Development would also be subject to Environmental Impact Assessment which would include ecological assessments.
S/EMP/096/00001 Pembrokeshire Science and Technology Park, Pembroke Dock	Development could impact the Pembrokeshire Marine SAC.	?	? I/C	The allocated site is adjacent to the Pembrokeshire Marine SAC. Development may have an impact on the site. Potential issues with water quality/drainage.

Site ref, Site Name (Hectarge) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
(22.38 ha)  Employment				
S/EMP/040/00001 Withybush Business Park, Haverfordwest (20.61 ha)  Employment	Development may impact the Cleddau Rivers SAC.	?	?	The allocated site is near the Cleddau Rivers SAC (0.380 km away). Potential issues are: water quality, drainage. The type of development is unknown. Assessment may be required at a project level depending on the proposed use of the site. Cumulative effect with other allocated sites in the immediate area.
S/EMP/136/0001 Trecwn (21.11 ha)  Employment	Development may impact the Cleddau Rivers SAC	?	?	The allocated site is near the Cleddau Rivers SAC (1.5 km from Esgryn Bottom and 0.08km from Cleddau River). The nature of the development is unknown at this stage and would need a full assessment at project level. Development would also be subject to Environmental Impact Assessment which would include ecological assessments. The management plan for the site states that water quality and water management, pollution and development are site specific issues. LDP policies, Development Sites SPG and national guidance will ensure that construction and operational processes will not incur likely significant effects. Surface water drainage will be addressed and appropriate techniques to ensure no pollution of the river.
<b>EMPLOYMENT</b>				
EMP/040/00003	Development could	?	? I/C	The allocated site is near the Cleddau Rivers SAC and

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Merlins Bridge Creamery Extension (5.13 ha)  Employment	impact the tributary which meets the Cleddau Rivers SAC.			Pembrokeshire Marine SAC (0.41km away) (also incorporates 040/00003). This site is adjacent to Merlin's Brook a tributary of the Cleddau River. Any revision to the discharge consent to the brook would be determined by the Environment Agency. Development may have an impact on the site in terms of: Water quality Disturbance to otters
EMP/040/00005 Withybush North of Business Park (6.09 ha)  Employment	Development may impact the Cleddau Rivers SAC.	N	? I/C	The allocated site is near the Cleddau Rivers SAC (1.1 km away). Potential effects on the SAC include: Drainage issues Cumulative effect with Strategic Employment Site and other employment sites in the immediate area.
EMP/040/00004 and 040/00009 Withybush East of Business Park (15.38 ha)  Employment	Development may impact the Cleddau Rivers SAC, however due to the proximity and other policies impacts will mitigate.	N	? I/C	The allocated site is near the Cleddau Rivers SAC (0.7 km away). Potential effects on the SAC include: Drainage issues Cumulative effect with Strategic Employment Site and other employment sites in the immediate area.
EMP/086/00001 Haven Head Business Park Northern Extension Milford Haven (3.82 ha)	Development may impact the Pembrokeshire Marine SAC.	N	? I/C	The allocated site is near the Pembrokeshire Marine SAC (0.84km). Potential effects on the SAC include: Water quality / drainage issues Including cumulative effects with other employment sites in the

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Employment				area and housing sites. Bats and flight lines
EMP/086/00002 Dale Road, Hubberston (4.64 ha)  Employment	Development may impact the Pembrokeshire Marine SAC.	N	? I/C	The allocated site is near the Pembrokeshire Marine SAC (0.78km). Potential effects on the SAC include: Water quality / drainage issues Contamination issues on site Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines
EMP/086/LDP/01 Adjacent to Marble Hall Road, Milford Haven (6.86 ha)  Employment	Development may impact Pembrokeshire Marine SAC	N	? I/C	The allocated site is 1.1 km away from Pembrokeshire Marine SAC. Potential effects on the SAC include: Contamination issues on site Water quality / drainage issues Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines
EMP/093/00001 North of Honeyborough Industrial Estate (8.55 ha)  Employment	Development could impact the Pembrokeshire Marine SAC.	N	? I/C	The allocated site is near the Pembrokeshire Marine SAC (0.13km away). All development will be required to comply with policies of the LDP and national polices to ensure no detrimental effect on the European site.
EMP/034/LDP/01 Goodwick-Former Dewhirst Factory	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.



Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
(1.4 ha) Employment				All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
EMP/034/LDP/02 Goodwick- Parrog (0.6 ha) Employment	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.  All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
EMP/030/00001 Crymych - adjacent to Riverlea / opposite Llygad-yr-Haul (5.2 ha) Employment	Development may impact the Preseli SAC and Gwaenydd Blaencleddau SAC.	N	? I/C	The allocated site is 2.21 km away from Preseli SAC and 2.4 km away from Gwaenydd Blaencleddau SAC. Includes Potential issues: Surface water drainage/water table, sewage works capacity, water quality. General biodiversity issues – bats and flight lines. Potential linked habitat for marsh fritillary butterfly at Gweunydd Blaencleddau SAC - Phase I surveys – improved grassland – therefore unlikely to have significant effect on marsh fritillary.
EMP/034/00006 Celtic Link Business Park, near Scleddau (13.47 ha) Employment	Development may impact Cleddau Rivers SAC.	N	N	The allocated site is 1.48 km away from Cleddau Rivers SAC.  The site is unlikely to have a significant effect on the SAC. All development would need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
EMP/132/00001 A4115, Templeton (2.88 ha)	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
				All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
EMP/136/00001 Old Station Yard, Letterston (1.23 ha)  Employment	Development may impact the Cleddau Rivers SAC	N	N	2.46 km from Cleddau Rivers SAC. No likely significant effect on SAC.  All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
<b>RETAIL</b>				
RT/096/01 St Govans Centre, Pembroke Dock (0.23 ha)  Mix of comparison and convenience	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
RT/034/01 The Primary School Site, Fishguard (1.34 ha)  Foodstore	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
RT/088/01	None	N	N	The allocated site is unlikely to have an effect on any

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
The Primary School Site, Narberth (0.41 ha)  Mix of comparison and convenience				SACs/SPAs.
RT/050/01 Co-op, Kilgetty (2.86 ha)  Foodstore	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
RT/040/01 Fred Rees Site, Haverfordwest (0.31 ha)  Comparison units	Development could impact the Cleddau Rivers SAC.	?	? I/C	The allocated site is adjacent to the Cleddau Rivers SAC. Any development could have an impact on the site. Though Development would need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36). Development may have an impact on the site in terms of: Water quality Disturbance to otters
<b>MIXED USE SITES</b>				
MXU/048/01 Johnston - Arnold's Yard (5.47 ha)	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs. Though Development would need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
MXU/040/01 Haverfordwest-Old Hakin Road (1.31 ha)  Mixed use	Development may impact Cleddau Rivers SAC and Pembrokeshire Marine SAC.	?	? I/C	The site is adjacent to a tributary of the Cleddau Rivers SAC and is 1.7 km from the Cleddau Rivers SAC and Pembrokeshire Marine SAC. The site is adjacent to the Merlin's Brook – a tributary of the Cleddau River. Development may have an impact on the site in terms of: Water quality Disturbance to otters
MXU/088/01 Narberth- Plain Dealings Farm (2.03 ha)  Mixed use	None	N	N	The site is 2.19 km from Cleddau Rivers SAC. It is unlikely the site will have an effect on SACs/SPAs though Development would need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
<b>MARINAS</b>				
MAR/096/LDP/01 Pembroke Dock - Martello Quays  Marina	Development may impact Pembrokeshire Marine SAC.	?	? I/C	The site is adjacent to the Pembrokeshire Marine SAC. The site has been consented: 06/1416/PA and 07/0020/CA  All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
MAR/034/LDP/01 Fishguard - Goodwick Harbour  Marina	Potential recreational impacts to Cardigan Bay SAC and Pembrokeshire	?	? I/C	Not in/adjacent to SAC. Potential increase in recreational vessels may impact on Cardigan Bay SAC/Pembrokeshire Marine SAC.  All development will need to have regard to policies on

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
	Marine SAC.			biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
<b>SPECIALIST AND SUPPORTED ACCOMMODATION ALLOCATION</b>				
Park House, New Hedges SSA/089/01 (1.65 ha)	Potential development could impact the Carmarthen Bay Estuaries SAC and Pembrokeshire Bat Sites SAC.	N	? I/C	Pembrokeshire Bat Sites (Beech Cottage Waterwynch and Carew). Potential issues: Lighting interference with bat flight lines Disturbance to foraging habitats Cumulative - Possible impact with Kilgetty, Begelly, Pentlepoir sites. Possible water quality impacts on Carmarthen Bay and Estuaries SAC.
<b>GYPSY TRAVELLER SITES</b>				
Catshole (Castle) Quarry, Monkton 8 pitches  Extension	Potential impacts to Pembrokeshire Marine SAC.	?	? I/C	The site is 0.020 km from Pembrokeshire Marine SAC. There is potential for effects on the SAC (otters, bats, bat flight lines). The site is already an existing site and the number of new pitches proposed is unlikely to significantly impact the SAC.
Kingsmoor Common, Kilgetty 15 pitches  Extension	Potential impact to Pembrokeshire Bat Sites SAC.	?	? I/C	The site is 2.65 km from Jeffreyton Pastures SSSI – not a SAC but the marsh fritillary is present on the SSSI and could be part of a wider meta-population of the SAC at Yerboston Tops. The land proposed is a mixture of semi improved neutral grassland, marshy grassland, dense scrub (Phase I surveys). There is the

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
				potential for effects on bats (Beech Cottage Waterwynch, and Carew). Issues with water treatment works
Withybush 10 pitches  Extension	Potential impact to Cleddau Rivers SAC.	N	N	The allocated site is 0.48 km from Cleddau Rivers SAC. The site is adjacent to an undesignated tributary of the SAC river. Development has the potential to impact the SAC, however due to the scale of development, significant effects are unlikely.  All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
<b>HOUSING</b>				
HSG/040/00269 Haverfordwest - Hermitage Farm (1.26 ha)  38 units	Development may impact the Cleddau Rivers SAC.	N	N	The allocated site is 0.30 km away from Cleddau Rivers SAC. Potential effects on the SAC include: Water quality / drainage / catchment issues in Haverfordwest Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines
HSG/040/00273 Haverfordwest - Slade Lane North (15.31 ha)  459 units*	?	N	N	The site is near the Cleddau Rivers SAC (0.22 km away). Outline consent in place.  Potential effects on the SAC include: Water quality / drainage / catchment issues in Haverfordwest Including cumulative effects with other employment sites and housing sites in the area.

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
*This indicates sites where the full capacity of the site will not be developed during the plan period. Further information is contained in SPG on Development Sites				Bats and flight lines
HSG/040/00274 Haverfordwest - Slade Lane South (17.05 ha)  512 units	Development may impact the Cleddau Rivers SAC.	N	N	The site is near the Cleddau Rivers SAC. Outline consent is in place. Potential effects on the SAC include: Water quality / drainage / catchment issues in Haverfordwest Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines
HSG/040/00275 Haverfordwest - Between Shoals Hook Lane and Bypass (9.26 ha)  150 units	Development may impact the Cleddau Rivers SAC.	N	N	The allocated site is 0.26 km away from Cleddau Rivers SAC. Potential effects on the SAC include: Water quality / drainage / catchment issues in Haverfordwest Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines
HSG/040/00106 Haverfordwest - Scarrowscant / Glover (4.73 ha)  140 units	Development may impact the Cleddau Rivers SAC.	N	N	The site is near the Merlin's Brook which is a tributary of the Cleddau Rivers SAC which feeds the Pembrokeshire Marine SAC. Consent already in place and some work has started. Potential effects on the SAC include: Water quality / drainage / catchment issues in Haverfordwest Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
HSG/086/00223 Milford Haven - Steynton Thornton Road (7.49 ha)  224 units	Development may impact Pembrokeshire Marine SAC.	N	N	The site is near the Pembrokeshire Marine SAC. Potential issues: Surface water drainage, bats and flight paths, sewage works capacity. Cumulative effects of multiple sites.
HSG/086/00129 Milford Haven - Steynton Greenmeadow (4.3 ha)  149 units	Development may impact Pembrokeshire Marine SAC.	N	N	The site is near the Pembrokeshire Marine SAC. – Consent already in place – not started. Potential issues: Surface water drainage, bats and flight paths, sewage works capacity. Cumulative effects of multiple sites.
HSG/086/00226 Milford Haven - Steynton Myrtle Hill (3.4 ha)  102 units	Development may impact Pembrokeshire Marine SAC.	N	N	The site is near the Pembrokeshire Marine SAC. – Consent already in place – not started. General issues: Surface water drainage, sewage works capacity, bats and flight paths. Cumulative effects of multiple sites.
HSG/086/00095 Milford Haven - Hubberston West of Silverstream (1.66 ha)  50 units	Development may impact Pembrokeshire Marine SAC.	N	N	The site is near the Pembrokeshire Marine SAC. – Consent already in place – not started. General issues: Surface water drainage, sewage works capacity, bats and flight paths. Cumulative effects of multiple sites.
HSG/086/00222 Milford Haven - South West of The Meadows	Development may impact Pembrokeshire	N	N	The site is near the Pembrokeshire Marine SAC. General issues: Surface water drainage, sewage works capacity, bats and flight



Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
(3.09 ha) 93 units	Marine SAC.			paths. Cumulative effects of multiple sites.
HSG/086/00318 Milford Haven – Castle Pill (2.9 ha) 72 units	Adjacent to Pembrokeshire Marine SAC.	?	? I/C	The site is adjacent to Pembrokeshire Marine SAC. Consent application 2008, consent held up by section 106 agreement. Potential issues: Surface water drainage/separation, water quality, disturbance to bats and flight paths, disturbance to otters. Cumulative effects of multiple sites.
HSG/086/00117 HSG/086/00225 Milford Haven - Hubberston Adjacent to Kings Function Centre, Dale Rd (5.16 ha) 151 units	Development may impact Pembrokeshire Marine SAC.	N	N	The site is near the Pembrokeshire Marine SAC. – consented. General issues: Surface water drainage, sewage works capacity, bats and flight paths. Cumulative effects of multiple sites.
HSG/096/00238 Pembroke Dock - North of Pembroke Road (2.81 ha) 98 units	Development may impact Pems Bat sites SAC and Pems Marine SAC.	?	? I/C	The site is 0.6 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. Potential issues: Surface water drainage/separation, water quality, disturbance to bats and flight paths (from / to Orierton), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/096/00231 Pembroke Dock - North of Imble	Development may impact Pems Bat	?	? I/C	The site is 0.45 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Lane (2.75 ha)  96 units	sites SAC and Pembs Marine SAC.			Bat SAC. Potential issues: Surface water drainage/separation, water quality, disturbance to bats and flight paths (from / to Orierton), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/096/00233 Pembroke Dock - East of Hill Farm, Imble Lane (1.79 ha)  63 units	Development may impact Pembs Bat sites SAC and Pembs Marine SAC.	N	N	The site is 0.33 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. Potential issues: Surface water drainage/separation, water quality, disturbance to bats and flight paths (from / to Orierton), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/095/00154 Pembroke - North & West of Railway Tunnel (5.68 ha)  150 units	Development may impact Pembs Bat sites SAC and Pembs Marine SAC.	N	N	The site is 0.31 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. – outline consent. Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Orierton, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/095/00153 Pembroke - Adjacent to Monkton Swifts (3.7 ha)	Development may impact Pembs Bat sites SAC.	N	N	The site is 0.53 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. Potential issues:

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
118 units				Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Orielson, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/095/00147 Pembroke - Adjacent to Long Mains & Monkton Priory (7.57 ha)  115 units	Development may impact Pembs Bat sites SAC.	N	N	The site is 0.2 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. – full consent. Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Orielson, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/095/00144 Pembroke - North of Gibbs Way (2.85 ha)  70 units	Development may impact Pembs Bat sites SAC.	N	N	The site is 0.25 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Orielson, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/095/00144 Pembroke - South of Gibbs Way (2.33 ha)	Development may impact Pembs Bat sites SAC.	N	N	The site is 0.5 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. – consent in place. Potential issues:

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
58 units				Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Orielton, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/034/00215 Fishguard - Maesgwynne Farm (13.31 ha)  399 units	None	N	N	The site is not in close proximity to any European sites. However, there may be general biodiversity issues in terms of Goodwick Moor Nature Reserve and Pembs Bat Sites SAC (Felin Llwyngwair). – reserved matters for south part and outline for north part.  Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths, otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/034/00165 Fishguard -East of Maesgwynne (0.81 ha)  24 units	None	N	N	The site is not in close proximity to any European sites. However, there may be general biodiversity issues in terms of Goodwick Moor Nature Reserve and Pembs Bat Sites SAC (Felin Llwyngwair). – reserved matters for south part and outline for north part.  Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths, otters. Cumulative effects of multiple sites. General biodiversity issues. Is a relatively small scale

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
				development with 24 dwellings proposed.
HSG/034/LDP/01 Fishguard - Old Infants School (0.7 ha)  21 units	None	N	N	The site is not in close proximity to any European sites. However, there may be general biodiversity issues in terms of Goodwick Moor Nature Reserve and Pembs Bat Sites SAC (Felin Llwyngwair). – reserved matters for south part and outline for north part.  Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths, otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/093/00066 Neyland - East of Poppy Drive (3.37 ha)  101 units	Development close to Pembrokeshire Marine SAC.	N	N	The site is 0.23 km away from Pembrokeshire Marine SAC. Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues.
HSG/088/00078 Narberth - West of Bloomfield Gardens (3.58 ha)  89 units	Development close to Cleddau Rivers SAC.	N	N	Site is 0.85 km away from Cleddau Rivers SAC and adjacent to a tributary of the Cleddau Rivers SAC. Encompasses a Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues.
HSG/088/00077 Narberth - West of Rushacre (2.4 ha)	Development may impact Cleddau Rivers SAC.	N	N	The site is 1.13 km away from the Cleddau Rivers SAC, and adjacent to a tributary of the Cleddau Rivers SAC. – with consent.

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
58 units				Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues.
HSG/048/00038 Johnston - Adjacent to Milford Road (5.21 ha)  130 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs. There is a planning application for the site which has not been determined yet. General biodiversity issues would be protected and enhanced by other policies in the LDP (GN 36).
HSG/053/00009 Letterston - Court Meadow (2.28 ha)  90 units	None	N	N	The site is 1.4 km away from the Cleddau Rivers SAC. – outline consent for south of site. Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues – bats and flight lines.
HSG/030/00043 Crymich - Between the School & Station Road (2.07 ha)  60 units	Potential impact on Preseli SAC and Gweunydd Blaencleddau SAC?	N	N	The site is 1.86 km from Preseli SAC, and 1.92 km from Gweunydd Blaencleddau SAC.  Potential issues: Surface water drainage/water table, sewage works capacity, water quality. General biodiversity issues – bats and flight lines. Potential linked habitat for marsh fritillary butterfly at Gweunydd Blaencleddau SAC - Phase I surveys – improved grassland – therefore unlikely to have significant effect on marsh fritillary.
HSG/030/LDP/01	Potential impact on	N	N	The site is 1.86 km from Preseli SAC, and 1.81 km from

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Crymych - East of Waunaeron (1.24 ha)  35 units	Preseli SAC and Gweunydd Blaencleddau SAC?			Gweunydd Blaencleddau SAC. Potential issues: Surface water drainage/water table, sewage works capacity, water quality. General biodiversity issues – bats and flight lines. Potential linked habitat for marsh fritillary butterfly at Gweunydd Blaencleddau SAC - Phase I surveys – improved grassland – therefore unlikely to have significant effect on marsh fritillary.
HSG/050/00042 Kilgetty - Extension to James Park & Cotswold Gardens (3.03 ha)  75 units	Pembrokeshire Bat Sites SAC	?	?	3.3 km from Jeffreyton Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta- population as Yerboston Tops SAC.  Pembrokeshire Bat SAC – Beech Cottage Waterwynch (5km), and Carew (8km). – outline consent for 36 units. Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Waterwynch, Carew), marsh fritillary. Cumulative effects of multiple sites (housing, retail, employment, gypsy). General biodiversity issues
HSG/050/00043 Kilgetty - Land to the Rear of Newton Hall (1.33 ha)	Pembrokeshire Bat Sites SAC	?	? I/C	3.5 km from Jeffreyton Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta- population as Yerboston Tops SAC.  Pembrokeshire Bat SAC – Beech Cottage Waterwynch (~5km),

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
26 units				and Carew (~8km).  Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Waterwynch, Carew), marsh fritillary. Cumulative effects of multiple sites (housing, retail, employment, gypsy). General biodiversity issues
HSG/050/00041 Kilgetty - Land West of Stepaside School (0.61 ha)  19 units	Pembrokeshire Bat Sites SAC	?	? I/C	3.7 km from Jeffreyeston Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta- population as Yerboston Tops SAC.  Pembrokeshire Bat Sites SAC – Beech Cottage Waterwynch (~5km), and Carew (~8km).  Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Waterwynch, Carew), marsh fritillary. Cumulative effects of multiple sites (housing, retail, employment, gypsy). General biodiversity issues
HSG/050/00044 Kilgetty - Land to the South of Kilvelgy Park (0.8 ha)	Pembs Bat Sites SAC	?	? I/C	4.0 km from Jeffreyeston Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta- population as Yerboston Tops SAC.



Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
20 units				Pembrokeshire Bat Sites SAC – Beech Cottage Waterwynch (~5km), and Carew (~8km).  Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Waterwynch, Carew), marsh fritillary. Cumulative effects of multiple sites (housing, retail, employment, gypsy). General biodiversity issues
HSG/029/00014 Crundale - Opposite Woodholm Close (0.51 ha)  13 units	Cleddau Rivers SAC	N	N	The site is 0.6 km from the Cleddau Rivers SAC. The site has planning consent (07/0924/PA). Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues.
HSG/029/00017 Crundale - Land at Cardigan Slade (2.22 ha)  55 units	Cleddau Rivers SAC	N	N	The site is 0.89 km from the Cleddau Rivers SAC. The site has planning consent (07/1244/PA). Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues.
HSG/044/00050 Hook - Rear of Pill Road (0.59 ha)  15 units	Potential development could impact the Cleddau Rivers SAC.	N	N	The site is 0.6 km from the Cleddau Rivers SAC. Potential issues: Water quality / surface water drainage / catchment issues Road development, increased traffic Increased recreational pressure – fishing/boats/walking,

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
				disturbance to otter feeding/resting/breeding areas
HSG/022/00012 Clarbeston Road - West of Ash Grove (0.83 ha)  21 units	Potential development could impact the Cleddau Rivers SAC.	N	N	The site is 0.6 km from the Cleddau Rivers SAC. Outline consent, not started Potential issues: Water quality issues –drainage, surface water Road development, increased traffic
HSG/135/00004 Tiers Cross - North of Bulford Road (0.91 ha)  23 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/063/00024 Llangwm - Opposite The Kilns (3.01 ha)  75 units*  *This indicates sites where the full capacity of the site will not be developed during the plan period. Further information is contained in SPG on Development Sites	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.6 km from the Pembrokeshire Marine SAC. Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to otter feeding/resting/breeding areas
HSG/120/00018 Spittal - North West of Wesley Way	Potential development could impact the Cleddau	N	N	The site is 0.8 km from the Cleddau Rivers SAC. Outline consent (covers 3/4 of allocation), not started. Potential issues:

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
(0.87 ha) 22 units	Rivers SAC			Sewage treatment works capacity issues. Water quality issues –drainage, surface water Road development, increased traffic
HSG/052/00011 Lamphey - South of Cleggars Park (2.42 ha) 55 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/116/LDP/01 Rosemarket - Opposite The Glades (0.5 ha) 13 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/132/00030 Templeton - South of the B4315 (1.21 ha) 18 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs. Outline, 8 units, not started
HSG/132/LDP/01 Templeton - South of the Boars Head Junction (1.2 ha) 24 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
HSG/007/LDP/01 Boncath - North of Cilfan y Coed (0.69 ha)  10 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/020/00062 Cilgerran - Adjacent to Holly Lodge (1.1 ha)  24 units	Potential development could impact the Teifi River SAC	N	N	The site is 0.5 km from the Teifi River SAC. Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to otter feeding/resting/breeding areas
HSG/152/LDP/01 Clunderwen - Depot Site (0.96 ha) 28 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/046/00015 Hundleton - East of Bentlass Road (1.26 ha) 40 units	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.7 km from the Pembrokeshire Marine SAC. Outline consent, 30 units, not started Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to species
HSG/025/00028 Cosheston - South of Tinkers	Potential development could	N	N	The site is 0.5 km from the Pembrokeshire Marine SAC. Potential issues:

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Fold (0.64 ha) 6 units	impact the Pembrokeshire Marine SAC			Water quality issues –drainage, surface water Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to species
HSG/060/LDP/01 Llandissilio - Pwll Quarry Cross (1.75 ha) 25 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.6 km from the Cleddau Rivers SAC. Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water
HSG/081/LDP/01 Maenclochog - North West of the Globe Inn (2.31 ha) 58 units*	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.8 km from the Cleddau Rivers SAC.  Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water
*This indicates sites where the full capacity of the site will not be developed during the plan period. Further information is contained in SPG on Development Sites				
HSG/122/00035 St Dogmaels - Awel y Mor Extension (0.55 ha) 16 units	Potential development could impact the Teifi River SAC	N	N	The site is 0.2 km from the Teifi River SAC. Potential issues: Water quality issues –drainage, surface Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to feeding, resting, breeding sites
HSG/123/LDP/01 St. Florence - North of Parsons	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Green (0.86 ha) 21 units				
HSG/015/00022 Sageston - South of the Plough Inn (1.27 ha) 31 units	Potential development could impact the Pembrokeshire Marine SAC and Pembrokeshire Bat Sites SAC	N	? Possible impact with Kilgetty Begelly Pentlepoir sites	The site is 0.6 km from the Pembrokeshire Marine SAC. Pembrokeshire Bat Site at Carew. Potential issues: Water quality issues –drainage, surface water Lighting interference with bat flight lines Disturbance to foraging habitats
HSG/113/LDP/01 Robeston Wathen - South of Robeston Court (0.634 ha) 12 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.7 km from the Cleddau Rivers SAC. Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water
HSG/083/LDP/01 Martletwy - West of Post Office Farm (0.4 ha) 6 units	Development may impact on Pembrokeshire Marine SAC and Yerbeston Tops SAC	N	N	The site is 1.8 km from the Pembrokeshire Marine SAC and Yerbeston Tops SAC. Potential issues: Lighting interference with bat flight lines Disturbance to foraging habitats marsh fritillary
HSG/057/LDP/01 Llanddewi Velfrey - North of the Village Hall (0.5 ha) 12 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
HSG/028/00012 Croesgoch - OS 7445, North of the Forge (0.67 ha) 20 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs. Outline consent, not started Potential issues: Sewage treatment works capacity issues.
HSG/028/00013 Croesgoch - East of the Forge (0.73 ha) 22 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs. Outline consent, not started Potential issues: DCWW - Waste Water Treatment Works which is currently at or nearing its design capacity.
HSG/008/LDP/01 Broadmoor - Northwest of Lyndhurst Avenue (0.48 ha) 12 units	Potential development could impact the Carmarthen Bay Estuaries SAC (Jeffreyston Pastures SSSI) and Pembrokeshire Bat Sites SAC	N	? I/C	The site is 5 km from the Carmarthen Bay Estuaries SAC, 0.5km to Jeffreyston Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta-population as Yerboston Tops SAC. Pembrokeshire Bat Sites (Beech Cottage, Waterwynch and Carew). Potential issues: Lighting interference with bat flight lines Disturbance to foraging habitats Marsh fritillary. Cumulative - Possible impact with Kilgetty, Begelly, Pentlepoir sites. Possible water quality impacts on Carmarthen Bay and Estuaries SAC
HSG/003/00024 Begelly - North of New Road (3 ha) 65 units	Potential development could impact the Carmarthen Bay	N	? I/C	The site is 3 km from the Carmarthen Bay Estuaries SAC, 2.5 km to Jeffreyston Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta-population as Yerboston Tops SAC. Pembrokeshire Bat Sites (Beech

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
	Estuaries SAC (Jeffreyston Pastures SSSI) and Pembrokeshire Bat Sites SAC.			Cottage, Waterwynch and Carew). Potential issues: Lighting interference with bat flight lines Disturbance to foraging habitats Marsh fritillary. Cumulative - Possible impact with Kilgetty, Begelly, Pentlepoir sites. Possible water quality impacts on Carmarthen Bay and Estuaries SAC
HSG/041/LDP/01 Haycastle Cross -Land Opposite Barrowgate (0.43 ha) 6 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1.3 km from the Cleddau Rivers SAC Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water
HSG/103/LDP/01 Pont yr Hafod - Land Opposite School (0.44 ha) 10 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/108/LDP/01 Puncheston - Opposite Bro Dewi (0.39 ha) 8 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.2 km from the Cleddau Rivers SAC Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water Increased recreational pressure – fishing/boats/walking, disturbance to species
HSG/108/LDP/02 Puncheston - West of Awelfa (0.44 ha)	Potential development could impact the Cleddau	N	N	The site is 0.4 km from the Cleddau Rivers SAC. Potential issues: Sewage treatment works capacity issues.



Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
12 units	Rivers SAC			Water quality issues –drainage, surface water Increased recreational pressure – fishing/boats/walking, disturbance to species
HSG/033/00035 Eglwysrwr - South West of the School (0.51 ha) 15 units	Potential development could impact the North Pembrokeshire Woodlands SAC	N	N	The site is 0.8 km from the North Pembrokeshire Woodlands SAC Reserved matters, 15 units, not started Potential issues: Possible network upgrade required for water supply Bats Loss/disturbance/fragmentation of habitat and feeding areas Disruption to bat flight lines Increase in noise, air and light pollution
HSG/001/LDP/01 Abercych - Adjacent to Waterloo Cottage (0.86 ha) 8 units	Potential development could impact the Teifi River SAC	N	N	The site is 0.1 km from the Teifi River SAC Site has planning consent Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to feeding, resting, breeding
HSG/006/00003 Blaenffos - Adjacent to Hafod (1.68 ha) 16 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/087/LDP/01 Milton - West of Milton Meadows (0.75 ha)	Potential development could impact the	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC Potential issues: Water quality issues –drainage, surface water

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
15 units	Pembrokeshire Marine SAC			Increased recreational pressure – fishing/boats/walking, disturbance to bat feeding, resting, breeding sites Increase in traffic
HSG/097/LDP/01 Penally - North of The Paddock (0.29 ha) 8 units	None	N	N	The site is near the Limestone Coast of South West Wales SAC Potential issues: Bats Disruption to bat flight lines Increase in noise, air and light pollution Increased recreational pressure Disturbance to feeding, resting, breeding sites and species
HSG/097/LDP/02 Penally - Penally Heights (0.56 ha) 11 units	Potential development could impact the Limestone Coast of South West Wales SAC bat features	N	N	The site is 0.3 km from the Limestone Coast of South West Wales SAC Potential issues: Bats Disruption to bat flight lines Increase in noise, air and light pollution Increased recreational pressure Disturbance to feeding, resting, breeding sites and species
HSG/047/LDP/01 Jeffreyston - Rear of Beggars Roost & Sunny Side (0.9 ha) 14 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/099/LDP/01 Pentlepoir – Land adjacent to Coppins Lodge (1.68 ha)	Potential development could impact the Pembrokeshire	N	? I/C Possible impact with Kilgetty	Pembrokeshire Bat Site (Beech Cottage Waterwynch, and Carew). Potential issues: Lighting interference with bat flight lines Disturbance to

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
33 units	Marine SAC and Pembrokeshire Bat Sites SAC		Begelly Pentlepoir sites	foraging habitats The allocated site is unlikely to have an effect on any SACs/SPAs. Partly consented for 18 units
HSG/119/LDP/01 Simpson Cross - East of Hill Lane (0.72 ha) 14 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.7 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water Increased recreational pressure – fishing/boats/walking, disturbance to species
HSG/114/LDP/01 Roch - East of Pilgrim's Way (2.19 ha) 44 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1.1 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water  Mitigation against potential effects: SUDS Sewerage / Infrastructure improvements Policies GN 1, GN 2, GN 3, GN 36
HSG/045/00008 Houghton – Nursery (2.18 ha) 15 units	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 1.6 km from the Pembrokeshire Marine SAC Reserved matters, permission extension Potential issues: Water quality issues –drainage, surface water

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
HSG/085/LDP/01 Mathry - South of the Woodturner's (0.2 ha) 6 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water
HSG/149/LDP/01 Wolfscastle – opposite Haul y fryn (1.2 ha) 30 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.1 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water Disruption to bat flight lines Increase in noise, air and light pollution Increased recreational pressure – fishing/boats/walking, disturbance to species
<b>WASTE MANAGEMENT FACILITIES</b>				
Adjoining the Milford Haven (Murco) Refinery WST/LDP/086/01  Energy from Waste Plant	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 2.5 km from the Pembrokeshire Marine SAC Potential issues: Water quality issues –drainage, surface water Increase in noise, air and light pollution Disturbance to feeding, resting, breeding sites Increase in diffuse pollution Increase in traffic
Land at Kingsmoor Common, Kilgetty	Potential development could	N	N	The site is 2.2 km from the Carmarthen Bay & Estuaries SAC & 2.5 km from the Carmarthen Bay SPA. Bat sites.

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
WST/LDP/050/01  Civic amenity site and waste transfer station	impact the Carmarthen Bay & Estuaries SAC & Carmarthen Bay SPA  Pembrokeshire Bat Sites SAC			Potential issues: Water quality issues –drainage, surface water Increase in noise, air and light pollution Increase in diffuse pollution Increase in traffic Fragmentation of habitat Jeffreyston Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta-population as Yerbeston Tops SAC. Loss of feeding/foraging area Bat flyways? Possible water quality impacts on Carmarthen Bay and Estuaries SAC
Winsel near Merlin's Bridge WST/LDP/040/01 Extension to the existing civic amenity site	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.  Scale of development limits impact
The following sites have been allocated for new in-building handling and treatment of waste however it has not been specified what facilities would be provided on site or what type of development will be undertaken at each location.				
Withybush East of Business Park (undeveloped residual) EMP/040/00004 and 040/00009	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water Increase in noise, air and light pollution Increase in diffuse pollution

Site ref, Site Name (Hectarge) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
				Increase in traffic Disturbance of habitats
Withybush North of Business Park EMP/040/00005	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1.4 km from the Cleddau Rivers SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Dale Road, Hubberston EMP/086/00002	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.7 km from the Pembrokeshire Marine SAC The site is subject to contamination. This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Pembroke Power Station site EMP/095/00001	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.2 km from the Pembrokeshire Marine SAC Construction of the new power station is underway (government consent). This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Trecwn S/EMP/136/00001	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.6 km from the Cleddau Rivers SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to

Site ref, Site Name (Hectarge) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
				policies GN 1, GN 2, GN 3 and GN 36.
Kingswood, Pembroke Dock EMP/096/00005	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level.  Given the proximity to the SAC, any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Waterloo, Pembroke Dock EMP/096/00006	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Given the proximity to the SAC, any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Thornton Industrial Estate EMP/086/00003	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 1.6 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Waterston Industrial Estate EMP/146/00001	Potential development could impact the Pembrokeshire	N	N	The site is 2.3 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
	Marine SAC			policies GN 1, GN 2, GN 3 and GN 36.
Celtic Link Business Park, Sleddau EMP/034/00006	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1.4 km from the Cleddau Rivers SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Chevron Refinery, Rhoscrowther EMP/000/00002	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.7 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Milford Haven Refinery (Murco), Milford Haven EMP/000/00003	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 2 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Petro Plus / Dragon LNG EMP/000/00004	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.9 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.



Site ref, Site Name (Hectarge) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Merlins Bridge Creamery and extension site EMP/040/00003	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
<b>TRANSPORT</b>				
Welsh Government Road Improvement Schemes: 1. A40 Llanddewi Velfrey to Penblewin – WAG Phase 3 scheme  Transport infrastructure	Development could impact the Cleddau River SAC	N	N	The site is 2 km from the Cleddau Rivers SAC Potential issues: Loss/disturbance/fragmentation of habitat and feeding areas Disruption to bat flight lines Increase in noise, air and light pollution Increase traffic
Regional Improvement Scheme 2. Improvement to the A40 west of St. Clears  Transport infrastructure	None	N	N	Carmarthenshire County Council Local Planning Authority area.
Local road improvement schemes: 3. Northern Distributor Network – Bulford Road link (Johnston to Tiers Cross)	None	N	N	The site is 3.6 km from the Pembrokeshire Marine SAC This allocation is unlikely to cause an effect due to distance from site

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Transport infrastructure				
Local road improvement schemes: 4. Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route)  Transport infrastructure	Development could impact the Pembrokeshire Marine SAC	Phase 2 ?	N	The site is 0.3 km from the Pembrokeshire Marine SAC Potential issues: Phase 1 - Lighting Surface water runoff Disruption to bat flight lines Increase in noise, air and light pollution Increase in diffuse pollution Disturbance of habitats  Phase 2 – Construction of a new bridge and route over Pembrokeshire Marine SAC. Very likely that there would be a significant effect however information is limited on the exact location and structure of development and so assessment will need to be undertaken at project level. LDP policies, Development Sites SPG and national guidance will ensure that construction and operational processes will not incur a likely significant effect. Surface water drainage will be addressed and appropriate techniques to ensure no pollution of the waterway. Development would also be subject to Environmental Impact Assessment which would include ecological assessments.
Local road improvement schemes: 5. Blackbridge Access	Development could impact the Pembrokeshire	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC at its nearest proximity. Potential issues:

Site ref, Site Name (Hectarge) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Improvement and Waterston bypass  Transport infrastructure	Marine SAC			Lighting Surface water runoff Disruption to bat flight lines Increase in noise, air and light pollution Increase in diffuse pollution Disturbance of habitats
Local road improvement schemes: 6. Southern Strategic Route – A 477 Nash Fingerpost to Energy Site corridor enhancement  Transport infrastructure	Development could impact the Pembrokeshire Marine SAC and Pembrokeshire Bat Sites SAC	N	N	The site is within 2km of the Pembrokeshire Marine SAC and near the Pembrokeshire Bat Sites SAC Potential issues: Lighting Surface water runoff Disruption to bat flight lines Increase in noise, air and light pollution Increase in diffuse pollution Disturbance of habitats
Bus and rail interchanges: 7. Fishguard (bus focal point)  Transport infrastructure	None	N	N	This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Bus and rail interchanges: 8. Goodwick Railway Station (bus / rail interchange)  Transport infrastructure	None	N	N	This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.

Site ref, Site Name (Hectarge) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Bus and rail interchanges: 9. Milford Haven (bus / rail interchange)  Transport infrastructure	None	N	N	This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Bus and rail interchanges: 10. Pembroke Dock (bus / rail interchange)  Transport infrastructure	None	N	N	This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Rail network improvements: 11. Clunderwen railway station improvement  Transport infrastructure	None	N	N	This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Park and ride schemes: 12. Tenby  Transport infrastructure	None	N	N	This is within the PCNPA, however there could be implications for PCC planning area. Projects would be screened at application level.
County Council programmed highway schemes 13. B4318 Gumfreston to Tenby diversion and improvement phase 3	None	N	N	2km to Carmarthen Bay and Estuaries SAC, unlikely to cause an effect due to distance from site and scale of site.

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Transport infrastructure				
County Council programmed highway schemes 14. B4320 Monkton re- alignment	None	N	N	1km to Pembrokeshire Marine SAC, unlikely to cause an effect due to scale of site.
Transport infrastructure				
County Council programmed highway schemes 15. A40 High Street to A487 West Street ('Chimneys' link), Fishguard	None	N	N	Due to the location of development this allocation is unlikely to cause significant effect.
Transport infrastructure				
<b>COMMUNITY FACILITIES</b>				
CF/040/01 Slade Lane School Site, Haverfordwest (5.83 ha)  New primary school	Development may impact Cleddau River SAC	N	N	The site is 0.5 km from the Cleddau Rivers SAC Potential issues: DCWW Waste Water Treatment Works which is currently at or nearing its design capacity. Water quality issues – drainage, surface water Loss/disturbance/fragmentation of habitat/feeding area. Lighting
CF/040/02	Development may	N	N	The site is 0.01km from the Cleddau Rivers SAC

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
Withybush Hospital, Haverfordwest (2.57 ha)  Hospital extension	impact Cleddau River			Potential issues: Water quality issues – drainage, surface water Loss/disturbance/fragmentation of habitat/feeding area. Increase in light and noise pollution
CF/040/03 St Marks VA School, Haverfordwest (0.31 ha)  Site extension	None	N	N	Due to the scale and location of the development it is unlikely to have any significant effect.
CF/096/01 Pennar CP School, Pembroke Dock (1.4 ha)  Site extension and new access for school	Development may impact Pembrokeshire Marine SAC	N	N	The site is 0.3 km from the Pembrokeshire Marine SAC Potential issues: Water quality issues – drainage, surface water Disturbance/fragmentation of habitat/feeding area. Change in external lighting
CF/095/01 Monkton Cemetery, Monkton (0.21 ha) Cemetery extension	None	N	N	Due to the scale of the development it is unlikely to have any significant effect
CF/048/01 Popehill, Johnston (0.77 ha) Cemetery extension	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs

Site ref, Site Name (Hectarage) Proposed Use (no. of units – housing)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?		Summary
		Alone	In combination /cumulative	
CF/035/01 Freystrop Cemetery, Freystrop (0.21 ha) Cemetery extension	None	N	N	Due to the scale and location of the development is it unlikely to have any significant effect
CF/040/04 Haverfordwest School, (0.79 ha)  Replacement primary school	Development may impact on Cleddau River	N	N	The site is 0.4 km from the Cleddau Rivers SAC Potential issues: Water quality issues – drainage, surface water Increase in light and noise pollution Cumulative impacts from number of allocated sites in Haverfordwest.

## APPENDIX 4: Screening of SACs and SPAs

European site (designation) Management Plan Version	Site specific issues	Potential effect from strategic policies, growth etc, justification for not going through to next stage	Further assessment required? x No, ✓ Yes, ? Uncertain		Mitigation built in through other policies?
			Alone?	In-combination	
Carmarthen Bay and Estuaries SAC (part)  Feb 2009	Flood defence or coastal defence works (outside remit of LDP). Potential threats from fisheries and shellfish management (outside remit of LDP). Aggregate dredging (outside remit of LDP). Water quality (indirectly).	Small part subject to potential effects from development in Kilgetty, Begelly, Pentlepoir.	✓	✓	Y
Cardigan Bay SAC (part)  Feb 2009	Bottlenose dolphin, porpoise and seals are vulnerable to disturbance from seismic surveys and sea based recreation (outside remit of LDP). Environmental contaminants such as mercury and PCBs in dolphin prey (outside remit of LDP). Entanglement of marine mammals in fishing nets (outside remit of LDP). Fisheries, damage to seabed habitats (outside remit of LDP). Marine litter, military testing or ordnance (outside remit of LDP). Harbour dredging projects (outside remit of LDP). Water quality (indirectly).	Potential impacts on water quality indirectly from development in the Teifi catchment, from recreation, and St Dogmaels. Potential cumulative effects with neighbouring authority Plan.	?	✓	Y
Pembrokeshire Marine SAC (part)  Feb 2009	Water quality issues. Marine communities vulnerable to damage from certain fishing methods (outside remit of LDP). Pollution from transport or exploration/ production of oil and gas (outside remit of LDP). Development (e.g. Energy development, cumulative impacts from slipways)	Potential effects from development around the Haven Waterway.	✓	✓	Y



European site (designation) Management Plan Version	Site specific issues	Potential effect from strategic policies, growth etc, justification for not going through to next stage	Further assessment required? x No, ✓ Yes, ? Uncertain		Mitigation built in through other policies?
			Alone?	In-combination	
North West Pembrokeshire Commons SAC (part) 20 Dec 2007	Grazing regimes (outside remit of LDP). Invasive species (outside remit of LDP). Water quantity.	Distance from development areas, and features not likely to be affected.	✓	✓	Y
North Pembrokeshire Woodlands SAC (part) 20 Dec 2007	Decline in traditional woodland management (outside remit of LDP). Forestry (outside remit of LDP). Fragmentation by coniferous afforestation. Disturbance of bat roost sites. Inappropriate woodland management (outside remit of LDP). Changes in agricultural practices (outside remit of LDP).  Feeding range of Barbastelle bat – not enough is known to identify the feeding range ( <b>see report from CCW Sept 08</b> )	Potential effects from development in Eglwysrwrw and other relevant policies.	✓	✓	Y
Pembrokeshire Bat Sites and Bosherton Lakes SAC (all of Orielton) 10 April 2008	Water quality (including silt, water pollution (direct or diffuse), run-off, nutrient enrichment, eutrophication etc). Water quantity (drought). Physical deterioration of roost buildings. Habitat loss and disturbance in key feeding/roosting areas. Otter population vulnerable to water quality, human disturbance, entanglement in fishing gear and habitat loss (human disturbance and fishing are outside remit). Changes in agricultural practices for food supply of	Potential effects from development of housing sites, changes in hedgerows, development of outbuildings, barns.	✓	✓	Y specifically eco-connectivity

European site (designation) Management Plan Version	Site specific issues	Potential effect from strategic policies, growth etc, justification for not going through to next stage	Further assessment required? x No, ✓ Yes, ? Uncertain		Mitigation built in through other policies?
			Alone?	In-combination	
	bats; insecticide use; climate change; loss of hedgerows (outside remit of LDP). There is no definitive evidence for the feeding ranges of greater and lesser horseshoe bats, the distance from these maternity roosts, hibernation roosts, transitory roosts, however, bats are thought to forage in a 3-4km radius.				
Preseli SAC (part) 15 April 2008	Habitats loss. Grazing regime, particularly under-grazing (outside remit of LDP). Changes to water quality and quantity (acidification indirectly through industrial processes and transport). Physical disturbance.	Development not likely to impact on all features of the SAC, and issues at Preseli are generally outside the remit of the LDP. The management Plan for the SAC <sup>14</sup> states that there should be optimal marsh fritillary habitat within 2km of the SAC. Applying a 2km buffer to the SAC places Crymych and Puncteston within this buffer.	✓	✓	Y
Afon Teifi SAC (part) April 2008	Water quality (including silt, water pollution (direct or diffuse), run-off, nutrient enrichment, eutrophication etc). Water management (including drainage, dredging or alterations to the water table) (outside remit of LDP). Flow rate (outside remit of LDP). Future potential to affect abstractions and discharges (indirectly). Migratory fish vulnerable to obstacles to migration,	Development in Cilgerran St Dogmaels Abercych	✓	✓	Y

<sup>14</sup> <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/north-to-rhos-sac-list/preseli-sac.aspx> (15 April 08 V8)

European site (designation) Management Plan Version	Site specific issues	Potential effect from strategic policies, growth etc, justification for not going through to next stage	Further assessment required? x No, ✓ Yes, ? Uncertain		Mitigation built in through other policies?
			Alone?	In-combination	
	overfishing (outside remit of LDP). Damage to habitats outside the site.				
Afonydd Cleddau SAC (part) April 2008	Water quality (including silt, water pollution (direct or diffuse), run-off, nutrient enrichment, eutrophication etc). Water management (including drainage, dredging or alterations to the water table). Over-exploitation of fisheries (outside remit of LDP). Non-native species of animal or plant. Otters are vulnerable to human disturbance, habitat loss, crossing highways, injury from fishing equipment (injury from fishing equipment outside remit of LDP).	Settlements in the catchment could affect water quality, other potential issues with infrastructure capacity, surface water drainage.  Potential development in settlements such as: Letterston, Wolfscastle Spittal Maenclochog Clarbeston Road Puncheston Little Newcastle Haverfordwest Simpson Cross Narberth Llandissilio Clunderwen	✓	✓	Y
Yerbeston Tops SAC (all) March 2008	Loss of habitat. Under-grazing (outside remit of LDP). Water quality. General development.	Development is not likely to impact on all features of the SAC, and issues at Yerbeston Tops SAC are generally outside the remit of the LDP. The management Plan for the SAC <sup>15</sup>	✓	✓	Y

<sup>15</sup> <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/wye-to-yerbeston-sac-list/yerbeston-tops-sac.aspx> (18 Mar 08 V5)

European site (designation) Management Plan Version	Site specific issues	Potential effect from strategic policies, growth etc, justification for not going through to next stage	Further assessment required? x No, ✓ Yes, ? Uncertain		Mitigation built in through other policies?
			Alone?	In-combination	
		states that there should be minimal marsh fritillary breeding habitat within 2km of the SAC. Applying a 2km buffer to the SAC places Martletwy within this buffer.			
Carmarthen Bay SPA (part) Feb 2009	Fisheries management indirectly affecting food supply (outside remit of LDP). Water quality and pollution. Sea-surface or aerial activity creating disturbance of feeding and/or resting scoter flocks (outside remit of LDP). Disturbance from major infrastructure development (e.g. offshore energy generation). Aggregate exploitation causing changes to the sediment structures or sediment transport regime (outside remit of LDP). Major harbour infrastructure and maintenance regimes. On a broader scale long-term climatic change. Water quantity. Recreation.	Small part of the Plan area fronts the coast east of Amroth. The LDP is not likely to impact on the site, however there may be impacts in combination with other Plans.	x	✓	Y
<b>European sites outside of the Plan area</b>					
Limestone Coast of SW Wales SAC May 2008	Grazing regime (outside remit of LDP). Invasive species. Agricultural operations (e.g. ploughing, fertiliser, pesticides) (outside remit of LDP). Recreational users. Marine chemical/oil pollution (outside remit of LDP).	The SAC is outside of the Plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.	x	✓ (recreation)	Y
St. David's SAC	Under-grazing (outside remit of LDP).	The SAC is outside of the Plan	x	✓	Y

European site (designation) Management Plan Version	Site specific issues	Potential effect from strategic policies, growth etc, justification for not going through to next stage	Further assessment required? x No, ✓ Yes, ? Uncertain		Mitigation built in through other policies?
			Alone?	In-combination (recreation)	
April 2008	Agricultural improvement (outside remit of LDP). Recreational pressures (if numbers increase).	area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.			
Gweunydd Blaencleddau SAC April 2008	Under-grazing/grazing regimes (outside remit of LDP). Invasive species (including bracken or scrub) (outside remit of LDP). Multiple ownership issues (outside remit of LDP). Water quality.	The SAC is outside of the Plan area and most of the vulnerabilities of the site are outside of the remit of the LDP. Development not likely to impact on all features of the SAC, and issues at Gweunydd Blaencleddau are generally outside the remit of the LDP. The management Plan for the SAC <sup>16</sup> states that there should be optimal marsh fritillary breeding habitat within 2km of the SAC. Applying a 2km buffer to the SAC places Crymych within this buffer.  Gweunydd Blaencleddau is outside of the catchment for the nearest settlement (Crymych, in the Taf catchment).	?	x	Y
Castlemartin Coast SPA	Grazing regime/under grazing (outside remit of LDP). Recreational use.	The SAC is outside of the Plan area, and the LDP is not likely to	x	✓ (recreation?)	Y

<sup>16</sup> <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/glannau-to-gweunydd-sac-list/gweunydd-blaencleddau-sac.aspx>  
(16 Apr 08 V13)

European site (designation) Management Plan Version	Site specific issues	Potential effect from strategic policies, growth etc, justification for not going through to next stage	Further assessment required? x No, ✓ Yes, ? Uncertain		Mitigation built in through other policies?
			Alone?	In-combination	
May 2008		impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.			
Ramsey and St. David's Peninsula SPA April 2008	Disturbance. Grazing regimes (outside remit of LDP). Recreational pressures (outside remit of LDP).	The SAC is outside of the Plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.	x	✓ (recreation)	Y
Grassholm SPA April 2008	Marine pollution (oil pollution events). Changes in fishing methods (outside remit of LDP).	The SAC is outside of the Plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.	x	x	Y
Skomer and Skokholm SPA April 2008	Marine pollution. Changes in fishing methods (outside remit of LDP). Seasonal recreation pressures (outside remit of LDP). Mink and rat colonisation (outside remit of LDP).	The SAC is outside of the Plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.	x	x	Y
Carmarthen Bay Dunes SAC May 2008	Grazing regimes (outside remit of LDP). Vehicle or visitor damage (outside remit of LDP). Hydrology – lowering of the water table (indirectly). MOD management issues (outside remit of LDP). Conifer Plantations (outside remit of LDP). Littering (outside remit of LDP). Scrub encroachment (outside remit of LDP). Air pollution.	The SAC is outside of the Plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.	x	✓ (air pollution)	Y

## APPENDIX 5: Habitats Regulations Appraisal Screening of Proposed Focussed Changes

NB Italics refer to internal changes, non italics changes as a result of consultation

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
<b>01/MEC</b>	Whole Document	<i>Updates to delete references to 'Deposit Plan'.</i>	MEC	To ensure that the Plan is coherent.	Minor factual change, no further HRA required.	-
<b>02/MEC</b>	Whole Document	<i>Update Welsh Assembly Government (WAG) to Welsh Government (WG).</i>	MEC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual change, no further HRA required.	-
<b>03/MEC</b>	Whole Document	<i>Update references where a more up to date version has been released, e.g. for Planning Policy Wales (Edition 4, February 2011).</i>	MEC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual change, no further HRA required.	-
<b>04/MEC</b>	Whole Document	<i>Amend 1.5 to read: "This Local Development Plan replaces previous planning policy set out in the Joint Unitary Development Plan and the Affordable Housing Delivery Statement. Analysis and calculations in the Plan have been based on an assumed plan period from 2011 to 2012".</i>	MEC	To reflect the Plan as adopted.	Minor factual change, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		<i>Delete Footnote 6.</i>				
<b>05/MEC</b>	Ch 1, Introduction	<i>Amend 1.22 to read: "Local Development Plans must help to deliver the Welsh Government's commitments on sustainable development. To demonstrate that this has been achieved and that the strategic direction and policies are sustainable this Plan has been measured or tested against economic, social and environmental criteria. This is referred to as the Sustainability Appraisal (SA)."</i>	MEC	To improve clarity and remove ambiguity.	Minor factual change, no further HRA required.	-
<b>06/FC</b>	Ch 1, Introduction	Amend 1.23 to read: "European legislation requires that protection of the environment be given a high priority throughout the preparation of the Plan, through a process referred to as Strategic Environmental Assessment (SEA)."	FC	To improve clarity and remove ambiguity.	Change to supporting text to provide clarity, no further HRA required.	-
<b>07/FC</b>	Ch 2, Key plans & strategies affecting Pembrokeshire	Add new title and paragraph after 2.25: "Dwr Cymru Welsh Water Revised Draft Water Resources Management Plan October 2011.  2.25a Dwr Cymru Welsh Water's revised Draft Water Resources Management Plan (October 2011) identifies a preferred solution (and fall back option taking into consideration possible HRA impacts) to address water resource capacity issues resulting from revised abstraction licences in the Pembrokeshire Water Resources Zone and notes their assumption that the proposed abstraction	FC	To meet Test of Soundness consistency (C1) and to reflect change since deposit.	Change to supporting text to provide clarity, no further HRA required.	-



Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		licence reductions are not implemented before 2020, because of the considerable lead time required to implement solutions. Following consultation and finalisation of the plan any impacts of the agreed solution, likely to be post 2020, will need to feed into plan review."				
<b>07a/MEC</b>	Ch 2, Key plans & strategies affecting Pembrokeshire	<i>Para 2.7 Delete Footnote 11: "to be completed."</i>	MEC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual change, no further HRA required.	-
<b>08/FC</b>	Ch 2, Key plans & strategies affecting Pembrokeshire	Amend 2.38 final sentence to read "...priority species and habitats to achieve a favourable condition."	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>09/FC</b>	Ch 2, Key plans & strategies affecting Pembrokeshire	<i>Amend 2.45 2nd sentence to read: "The purpose of the Masterplan is to clarify the port's own strategic planning for the medium to long term, to assist regional and local planning bodies and transport network providers in preparing and revising development strategies and to inform port users, employees and local communities as to how the port may develop over the years in response to market and opportunities to strengthen industrial productivity, maximise use of existing infrastructure and deliver environmental gains based on more effective logistics and</i>	FC	To improve clarity in the LDP and consistency with other plans, projects and strategies	Minor factual and clarification change, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		<i>production networks."</i>				
<b>10/MEC</b>	Ch 3, Key economic, social & environmental trends and issues	<i>End Para 3.7 Insert Footnote cross referencing the "Scale and Location of Growth Background Paper (2010) and Scale and Location of Growth, Addendum Paper (2011)"</i>	MEC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual and clarification change, no further HRA required.	-
<b>11/FC</b>	Ch 3, Key economic, social & environmental trends and issues	Amend 3.10 to read: <p>“Just under half the total Pembrokeshire population of 117,100 (2010) live in the five main towns of Fishguard, Haverfordwest, Milford Haven, Pembroke and Pembroke Dock. In 2010 there were an estimated 52,574 households across the Pembrokeshire Local Housing Market Assessment area (which included the National Park) and average household size in that area was 23. Pembrokeshire has a much higher proportion of detached houses (41.5%) than Wales (27.1%) or England (22.8%). 85.8% of the housing stock is privately rented or owned, and 14.2% is social housing (Council and other social rented)*. The condition of Pembrokeshire’s housing stock across all tenures needs improving, in particular to meet the Welsh Housing Quality Standard and to tackle fuel poverty. Pembrokeshire County Council is on track to meet these standards within its own managed housing stock by 2012. 6.1% of all household spaces in Pembrokeshire are used as second residences/holiday homes. This figure</p>	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual and clarification change, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		varies significantly across electoral divisions in the county, but is significantly higher than that for Wales (1.2%)." Amend Footnote 25 to read: *WAG's STATSWALES - 2010 Housing Statistics.				
<b>12/MEC</b>	Ch 3, Key economic, social & environmental trends and issues	<i>Amend 3.18 1st sentence add "and for ferry services, marine leisure and other port related activities."</i>	MEC	To improve clarity in the LDP.	Minor factual change, no further HRA required.	-
<b>13/MEC</b>	Ch 3, Key economic, social & environmental trends and issues	<i>Amend 3.25 1st Sentence to read "Sewage and off site drainage infrastructure capacity*...." New Footnote: For foul drainage this includes biological and hydraulic capacity.</i>	MEC	To improve clarity in the LDP.	Minor factual change, no further HRA required.	-
<b>14/FC</b>	Ch 3, Key economic, social & environmental trends and issues	Amend 3.26 to read: "There are emerging concerns regarding the adequacy of water resource capacity in Pembrokeshire and additionally some local connection issues may arise. There is some potential for loss of resources during the Development Plan period, primarily as a result of the implications of the review of consents under the Habitats Directive. Dwr Cymru / Welsh Water <sup>36</sup> has identified measures to resolve these issues, for which regulatory funding will be required to meet revisions to three abstraction licences, with such revisions likely to take effect post 2020."	FC	To meet Test of Soundness consistency (C1) and to reflect change since deposit	Minor factual and clarification change, no further HRA required. However additional wording has been added to the SA/SEA and HRA Reports.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		Amend Footnote 36 to read: “ * DCWW Revised Draft Water Resources Plan (2011)				
<b>15/FC</b>	Ch 3, Key economic, social & environmental trends and issues	Amend 3.28 to read "The predominance of designated sites in the County demonstrates its importance, internationally and nationally, across a rich diversity of habitats, including river, marine, lowland heaths and semi-natural oak woodland and some coastal and estuarine areas. These assets, including marine and terrestrial Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Local Nature Reserves (LNRs) and Wildlife Reserves need to be managed carefully for both local and national benefit and to safeguard the unique environment. New sites may be designated during the plan period through a consultation process with CCW*." New Footnote * "Definitive information on nature designations is available from CCW <a href="http://www.ccw.gov.uk/Splash.aspx">http://www.ccw.gov.uk/Splash.aspx</a> "	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>16/FC</b>	Ch 3, Key economic, social & environmental trends and issues	Amend 3.29 final sentence to read: "Some habitats are important for their ground water dependent ecosystems, an issue picked up by the Water Framework Directive and the Revised Draft Water Resources Management Plan for Welsh Water 2011, which identifies water resources as an issue	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required. However	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		for part of the County, but identifies proposed solutions."			additional wording has been added to the SA/SEA and HRA Reports.	
<b>17/FC</b>	Ch 4, Vision & objectives	Figure 2, Monitoring outcome 17 amended to read: 'Development does not compromise the favourable conservation status of species and habitats of European significance and wherever possible enhances biodiversity'	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual and clarification change, no further HRA required.	-
<b>18/FC</b>	Ch 5, LDP Strategy	Amend 5.2 to read: "The strategy focuses on enabling development in accordance with the objectives and sub-objectives established in Figure 2 Chapter 4. It includes a settlement strategy that aims to achieve a balanced distribution of new development between urban and rural Pembrokeshire. Within the rural area, growth is focused on those settlements with a good level of service provision."	FC	To improve clarity and remove ambiguity.	Minor factual and clarification change, no further HRA required.	-
<b>19/FC</b>	SP 2 Port & Energy Related Development	Amend 5.9, to read: "Milford Haven Port (which incorporates the dock areas at both Milford Haven and Pembroke Dock) provide internationally important and scarce deep-water port facilities in a sheltered location. At Fishguard Harbour (Goodwick) and Milford Haven Port improvements to facilities and infrastructure will benefit the local and national economy and will confer benefits on	FC	To improve clarity and remove ambiguity.	Policy introduces new spatial areas where SP2 would apply. Significant change requires HRA. See separate HRA of Focussed	HRA

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		other countries, particularly the Republic of Ireland. These areas have been spatially defined on the Proposals Maps." (see below)			Changes.	
<b>156/FC 161/FC</b>	SP 2 Port & Energy Related Development  <b>Site Specific Changes</b>	Map changes to define SP2 area spatially.  <b>(See Proposals Maps 04, 31 and Inset Map 2 – Milford Haven, 3 – Pembroke Dock, 3 – Neyland and 7 - Goodwick).</b>	FC	To improve clarity and remove ambiguity.	Policy introduces new spatial areas where SP2 would apply. Significant change requires HRA. See separate HRA of Focussed Changes.	HRA
<b>20/FC</b>	SP 3 Employment Land	5.17 Amend to read "Policy GN36 will be particularly relevant to the delivery of strategic employment sites, to ensure the avoidance of significant adverse impact through the maintenance and enhancement of protected priority species, their habitats and designated sites. Policy GN 36 also sets out a requirement for mitigation provisions in appropriate cases."	FC	To improve clarity and remove ambiguity.	Focussed change is consistent with the HRA Report, no further HRA required.	-
<b>21/FC</b>	SP 4 Promoting retail development	Amend Policy table to include Kilgetty as a Local Retail Centre.	FC	To improve clarity in the LDP and reflect the identification of Kilgetty as a Local Retail Centre in the Background Paper	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
				E13.		
<b>210a/FC</b>	SP 4 Promoting retail development  <b>Site Specific change</b>	<i>Amend to extend the area designated as Primary Retail Frontage to reflect changes since the preparation of the Deposit Plan.</i>  <b>Site Specific Change (Inset Map 8 – Narberth)</b>	FC	To reflect a change in circumstances since the Deposit plan was prepared.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>22/FC</b>	SP 5 Visitor economy	Amend text after Policy to read: “Linked key issues: A strong rural and urban economy, Environment, Transport”	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>23/FC</b>	SP 7 Housing requirement	<i>Amend Policy to read:</i> “Provision is made for 7,521 dwellings in the Plan period, to enable delivery of 5,724 dwellings.”	FC	To ensure that the Plan complies with Coherence and Effectiveness Test CE2.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>24/FC</b>	SP 7 Housing requirement	Amend 5.36 to read:  “The LDP housing requirement is derived from Welsh Government’s 2008-based household projections. The household projections indicate	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		<p>that a total of 5,724 new homes are required from 2011-2021, at an annual rate of 572 per year. A major driver of the housing requirement is the reduction in the average size of households, and particularly the increase in single-person households. This changing nature of household provision is one aspect of the increasing need for homes.”</p> <p>New Footnotes:  “ * Publication post-dated the base date for the Plan”</p>			remain unchanged, no further HRA required.	
<b>25/MEC</b>	SP 7 Housing requirement	<p><i>Amend Footnote 49 to read:  "Scale and Location of Growth Background Paper (2010) and Scale and Location of Growth, Addendum Paper (2011)"</i></p>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>26/MEC</b>	SP 7 Housing requirement	<p><i>Amend 5.38 to read:  "Sufficient residential land is made available to meet the future needs of communities for both market and affordable housing. On the basis of sites allocated for housing under Policy GN 28, as well as completions, units under construction and allowances for windfall sites, small sites, conversions, demolitions and bringing empty properties back into beneficial use, the Plan makes provision for 7,521 dwellings. This allows for 1,797 dwellings more than the 5,724 units required, to allow for choice, flexibility and renewal of the</i></p>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-



Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		<p><i>existing housing stock and for non-take up of sites. The scale of housing land provision is based on an anticipated growth in population of approximately 9,000. Detailed analysis in relation to the housing requirement is set out in the Scale and Location of Growth Addendum 2011 background paper which draws on population and household estimates prepared by Welsh Government* and the County Council. A summary of the housing requirement and supply is attached at appendix 3, with further site specific guidance included in the accompanying Supplementary Planning Guidance (SPG) on Development Sites."</i></p> <p><i>Insert new footnote to read "Welsh Government Household Projections 2008"</i></p>				
<b>28/FC</b>	SP 8 Affordable Housing target	<p>Amend 5.40 to read:</p> <p>"The LHMA identified an annual shortfall of 1406 affordable homes to meet accumulated historical under provision. A detailed critique of the flaws in the LHMA methodology, which is considered to result in gross over assessment of the scale of need by duplicate counting and an alternative methodology to derive the scale of need are included within the supplementary background paper 'Statement of Housing Need, 2011'."</p>	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>29/FC</b>	SP 8 Affordable Housing target	<p>Revised wording to paragraph 5.42, 2<sup>nd</sup> sentence 2</p> <p>"The target provides for affordable homes delivered through various means, including:</p>	FC	To ensure that the Plan complies with Coherence and Effectiveness Test	Minor factual and clarification change, no further HRA	

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		<ul style="list-style-type: none"> <li>• The use of Social Housing Grant (SHG);</li> <li>• Planning obligations negotiated as part of all residential developments*;</li> <li>• On sites developed by social housing providers; and</li> <li>• On exception sites.”</li> </ul> <p><i>New Footnote:</i> * in compliance with PPW (edition 4 2010), paragraph 9.2.16"</p>		CE2, and to improve clarity.	required.	
<b>29a/MEC</b>	SP 8 Affordable Housing target	<p>Amend 5.42 to read:</p> <p>"5.43 The County Council has undertaken viability appraisals to establish appropriate thresholds and indicative (percentage) targets for developer provision of affordable housing on site. These demonstrate that on sites of 5 units or more it is usually viable for between 20% and 30% of a housing development to be for affordable homes.</p> <p>5.44 In the smaller settlements in the settlement hierarchy (those identified as Small Local Villages) all residential development will be for local needs affordable housing<sup>17</sup>. Development in these settlements is likely to take the form of single plot developments or developments of up to 5 units.</p>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-

<sup>17</sup> In line with Technical Advice Note 6, section 4.2 (July 2010)

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		Proposals for self-build low cost home ownership to meet a local need will be supported in these locations. In Large Local Villages affordable housing on site will be required on proposals of 2 or more units. A small proportion of the affordable housing target is expected to come forward under this approach."				
<b>30/FC</b>	SP 9 Welsh Language	Revise policy, add 2nd sentence to read: "This may include phasing, signage and / or other appropriate mitigation measures."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>31/FC</b>	SP 9 Welsh Language	Para 5.48, add final sentence "This policy should be read in conjunction with TAN 20 and the Development Sites SPG. The Development Sites SPG identifies where phasing is required for allocations in the Plan. Where an application is for a windfall site which would otherwise fail to comply with criteria 1 of Policy GN1 General Development Policy but would be acceptable if phased, then phasing may be required."	FC	To improve clarity in the LDP and ensure that the Plan complies with Coherence and Effectiveness Test CE4.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>32/MEC</b>	SP 11 Waste	<i>Insertion of new text to start the paragraph 5.50 below criterion b) to read "LDP Policy takes into account the impact of the Wales Waste Strategy ('Towards Zero Waste') on the Regional Waste</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		<i>Plan. In each case the RWP seeks capacity...."</i>			required.	
<b>33/MEC</b>	SP 11 Waste	<i>Paragraph 5.58 insertion of 'water resources'</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>34/FC</b>	SP 12 The Settlement Hierarchy	Add new Footnote to Hayscastle Cross, Martletwy & Pont Yr Hafod: "In the interests of place-making and to support the vitality and viability of rural communities in north west Pembrokeshire, the villages of Hayscastle Cross and Pont-yr-Hafod are included in the Service Village category. For the same reasons Martletwy in south east Pembrokeshire is included."	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>35/FC</b>	SP 12 The Settlement Hierarchy	Amend table under 5.61 to remove tick by employment allocations under Narberth.	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual and clarification change, no further HRA required.	-
<b>36/FC</b>	SP 13 Settlement Boundaries	Revise SP13 to read: "Settlement boundaries are defined for Hub Towns, Rural Towns, Service Centres, and Service Villages, where appropriate market and local needs affordable housing will be permitted. Within Large Local Villages, Settlement Boundaries are defined indicating where appropriate market	FC	To improve clarity and remove ambiguity.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		housing and local needs affordable housing will be permitted. Within Small Local Villages, Settlement Boundaries are defined indicating where appropriate local needs affordable housing will be permitted."			further HRA required.	
<b>37/MEC</b>	SP 14 Hub Towns	<i>Amend 5.67 end of last sentence to read: "providing opportunities to develop in the leisure, tourism and fishing industries."</i>	MEC	To improve clarity and remove ambiguity.	Minor factual and clarification change, no further HRA required.	-
<b>38/FC</b>	SP 14 Hub Towns	Amend 5.69 5th, 6th & 7th sentences to read: "The port at Pembroke Dock connects the area to international trade and is developing as a centre of excellence for marine engineering related employment activity. Developments that seek to draw benefits to Pembrokeshire from these ports are to be welcomed. The Bridge Innovation Centre at the Pembrokeshire Science and Technology Park offers the potential to consolidate and build on the opportunities associated with Pembrokeshire's strategic location and suitability for energy-related development."	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual and clarification change, no further HRA required.	-
<b>39/MEC</b>		<i>Amend 5.71 3rd sentence to read 'Irish Sea ferry service'</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>40/FC</b>	SP 15 Rural	Amend para 5.74 to include a new sentence at the	FC	To improve clarity	Focussed change	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
	Settlements	end, that reads: "In Small Local Villages settlement boundaries are used to provide clarity on where local needs affordable housing may be suitable, and where employment and community facilities may come forwards adjacent to the settlement boundary."		and remove ambiguity.	is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
<b>41/FC</b>	SP 16 The Countryside	Amend policy text to read: "Within the Countryside development will meet the essential requirements of people who live and work in the countryside whilst protecting the landscape and natural and built environment of Pembrokeshire and adjoining areas, by promoting:"	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>42/FC</b>	SP 16 The Countryside	Revise the beginning of paragraph 5.84 "Pembrokeshire and its wider context, has a range of important environments and landscapes,..."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>43/FC</b>	GN 1 General Development Policy	Criterion 2 Amend to read: "It would not result in a significant detrimental impact on local amenity in terms of visual impact,	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report,	

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels."			assessment of Policy would remain unchanged, no further HRA required.	
<b>44/FC</b>	GN 1 General Development Policy	Criterion 3 Amend to read "It would not adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park* and neighbouring authorities"  Add new footnote that reads: "In accordance with section 62(2) of the Environment Act 1995, as amended."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>45/FC</b>	GN 1 General Development Policy	Deletion of Criterion 5 (Welsh language).	FC	To remove repetition in the LDP – Policy SP9 addresses the Welsh Language.	Assessment of Policy would remain unchanged, no further HRA required.	-
<b>46/FC</b>	GN 1 General Development Policy	Amend footnote 58 to read " Infrastructure includes power supplies, water, foul and surface water drainage and disposal and telecommunications"	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>47/FC</b>	GN 1 General Development	Deletion of Para 6.5 (Welsh Language).	FC	To remove repetition in the LDP – Policy	Assessment of Policy would	

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
	Policy			SP9 addresses the Welsh Language.	remain unchanged, no further HRA required.	
<b>48/MEC</b>	GN 1 General Development Policy	<i>Amend 6.8 final sentence to clarify how the strategy &amp; allocations have taken account of flood risk &amp; relationship of allocations to the DAM zones C1 or C2, to read: "No housing allocations have been identified within C1 or C2 flood zones in the Plan. A small number of other allocations are located within C1 or C2 flood zones. Where allocations are at risk of fluvial or surface water flooding, this is identified within the SPG Development Sites, with requirements establishing the level of information to be provided at application stage."</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>49/FC</b>	GN 3 Infrastructure & New Development	Revise beginning of Policy to read: "Where development generates a directly related need for new or improved infrastructure, services or community facilities and this is not already programmed by a service or infrastructure company, then this must be funded by the development, and..."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
<b>50/FC</b>	GN 3 Infrastructure & New Development	Add additional text to the end of the Policy text to read: "The viability of a development will be a key consideration when securing planning obligations	FC	To improve clarity in the LDP and reflect the requirements on soundness test CE4,	Focussed change is consistent with the HRA Report, assessment of	-



Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		and dispensation may be allowed where these requirements cannot be supported by land values. Measures to mitigate the impact of a development and ensure that it is acceptable in planning terms will be required in the first instance. Additional contributions will be sought in the following order of priority: 1) Affordable housing 2) Recreational and Amenity Open Space 3) Sustainable Transport Facilities, 4) Education 5) Community Facilities including libraries 6) Regeneration 7) Waste 8) Renewable and low carbon energy 9) Otherwise in line with the Council's current priorities, and finally, 10) Otherwise in line with any further issues identified by the LDP, or by the local community."		which seeks reasonable flexibility, to enable the plan to deal with changing circumstances.	Policy would remain unchanged, no further HRA required.	
<b>51/MEC</b>	GN 3 Infrastructure & New Development	<i>Revise paragraph 6.21, 2nd sentence: The provision of adequate and efficient facilities, including utilities such as water supply; foul and surface water drainage, waste management; power generation and distribution; telecommunications; public transport; open space and community facilities, underpins the delivery of sustainable development within the Plan area.</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
<b>52/MEC</b>	GN 3 Infrastructure & New Development	<i>Revise paragraph 6.22 to insert the term 'air quality' into the final sentence.</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>53/FC</b>	GN 3 Infrastructure & New Development	Amend 6.23 2nd sentence to read: "Requirements for contributions could include affordable housing, transportation, physical infrastructure, surface water drainage separation scheme, flood alleviation schemes, Sustainable Drainage Systems ...."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>54/FC</b>	GN 4 Resource Efficiency & Renewable & Low-carbon Energy Proposals	Revise 1st sentence of policy: Development proposals should seek to minimise resource demand, improve resource efficiency and utilise power generated from renewable resources.	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>55/FC</b>	GN 4 Resource Efficiency & Renewable & Low-carbon Energy Proposals	New paragraph after 6.33: For major development sites, proposals will be expected to consider the potential for re-use of waste heat and power in, for example, district heating networks in line with the conclusion of Background Paper E8 "Renewable Energy Study".	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
					unchanged, no further HRA required.	
<b>56/FC</b>	GN 5 Employment Allocations	Delete Dale Road Hubberston from the allocations table.	FC	To provide more flexibility in terms of the land uses appropriate on this site (but reflecting that waste proposals are no longer suitable). Also, to provide an alternative means of access to an adjacent site. These changes reflect soundness test CE4 – that the plan is reasonably flexible, to enable it to deal with changing circumstances.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>57/FC</b>	GN 5 Employment Allocations	Add a new site 'Milford Haven Gas Storage Site' to the allocations table.	FC	To update the Deposit plan's position to reflect this site having newly become available for re-use.	Policy introduces an additional allocation for employment. Significant change requires HRA. See separate HRA of	HRA

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
					Focussed Changes.	
<b>58/FC</b>	GN 5 Employment Allocations	Modification of Goodwick EMP034/LDP/01, to remove housing consent, consequential amendment to site area to 0.99ha.	FC	To reflect a change in circumstances (granting of a residential consent on part of the Deposit plan's employment allocation) since the Deposit plan was prepared.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>59/FC</b>	GN 5 Employment Allocations	Add a new site 'Carew Airfield' to the allocations table area totalling 5.6 ha.	FC	To address a local shortfall in employment land provision in the south of the County.	Policy introduces an additional allocation for employment. Significant change requires HRA. See separate HRA of Focussed Changes.	HRA
<b>60/FC</b>	GN 7 Mixed-use Allocations	Deletion of allocation MXU/088/01 at Narberth, to reflect planning consent for housing and commencement since preparation of the Deposit Plan.	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Re-assessment of Policy would remain unchanged, no further HRA required.	-
<b>61/FC</b>	GN 7 Mixed-use	Add a new site 'Dale Road, Hubberston' to the	FC	To provide more	Policy introduces	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
	Allocations	allocations table. Moved from GN5 to GN 7. Update table to read MXU/086/01 Dale Road, Hubberston, 4.64ha.		flexibility in terms of the land uses appropriate on this site (but reflecting that waste proposals are no longer suitable). Also, to provide an alternative means of access to an adjacent site. These changes reflect soundness test CE4 – that the plan is reasonably flexible, to enable it to deal with changing circumstances.	an additional allocation for mixed use development; however re-assessment of this policy would remain unchanged. No further HRA required.	
<b>62/MEC</b>	GN 12 Town Centre Development	<i>Criterion 2 Amend to read "The proposal would not create a concentration of more than a third of non A1 (retail) uses within a Primary Frontage".</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>63/MEC</b>	GN 14 Retail Allocations	<i>Amend to include (ha) in the Site Area column of the table.</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>64/MEC</b>	GN 14 Retail Allocations	<i>Revise GN14 Amend Retail ID for the Old Primary School Site in Fishguard to RT/034/01.</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
					change, no further HRA required.	
<b>65/MEC</b>	GN 15 Small Scale Retail	<i>Amend criterion 2 to read "Local Retail Centre".</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>66/MEC</b>	GN 15 Small Scale Retail	<i>Amend reference in Paragraph 6.64 to read "Local Retail Centre".</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>67/FC</b>	GN 17 Self-Catering & Serviced Accommodation	Amend Policy to read: "Proposals for self-catering, serviced or hotel accommodation will be permitted where: A For new developments: either 1) It is within or is well-related to a Town, Service Centre or Service Village; or 2) The proposal is for an existing dwelling, a historic building or conversion of a traditional agricultural building; B For extensions: The scale and nature of the accommodation, including the extension, would be compatible with its location."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>68/FC</b>	GN 17 Self-	Revised paragraph 6.71: "Proposals for new self-	FC	To improve clarity in	Focussed change	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
	Catering & Serviced Accommodation	catering, serviced accommodation or hotel accommodation are considered to be those types of accommodation not currently existing on an application site, whereas extensions are considered to be extensions to the existing use with the same type of accommodation."		the LDP.	is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
<b>69/FC</b>	GN 18 Touring Caravan & Tent Sites	<p>Amend Policy text to read:</p> <p>"A. New touring caravan and tent sites will be permitted where either:</p> <ol style="list-style-type: none"> <li>1. The site is well-related to a settlement identified in the hierarchy as a Town, Service Centre or Service Village; or</li> <li>2. The site is well-related to a Local Village and will provide a community facility not present within the existing settlement; and in all cases:</li> <li>3. The site is outside the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary out Liberty.</li> </ol> <p>B. Extensions to touring caravan and tent sites will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The enlargement of the area of an approved site would achieve a demonstrable overall environmental improvement both for the site and its setting in the surrounding landscape; and</li> <li>2. Increases in touring pitch numbers where the</li> </ol>	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		site is outside the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary out Liberty."				
<b>70/FC</b>	GN 18 Touring Caravan & Tent Sites	Amend 6.74 to read "Any new touring or tent sites must be well-related to a settlement identified in the hierarchy as a Service Village, Service Centre or Town in order to achieve these objectives. This will ensure that visitors are able...."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
<b>71/FC</b>	GN 18 Touring Caravan & Tent Sites	Amend 6.77 to read "Proposals for the extension of existing sites should demonstrate that an environmental improvement will be achieved both for the site and for its setting. Many existing sites in Pembrokeshire already provide a high quality offer and are operating at capacity. It is often preferable for these sites to expand than for new sites to develop to accommodate demand."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>72/FC</b>	GN 18 Touring Caravan & Tent Sites	Add new para after 6.77 to read "Where proposals relate to increases in pitch numbers or seek to change tent pitches to unit pitches (touring and tent) the Authority will normally expect at least one third of the total number of pitches to remain exclusively for tents. This is to ensure that Pembrokeshire continues to provide a range of	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no	-



Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		accommodation types for visitors."			further HRA required.	
<b>73/FC</b>	GN 18 Touring Caravan & Tent Sites	Amend 6.78 the start of this para to read "This policy applies to those sites with planning permission and those with a Certificate of Lawful Existing Use or an Established Use Certificate. '28 day rule' sites or sites operated by 'exempted organisations'; do not fall within the scope of this policy. In all relevant instances it will be a requirement that:"	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>74/FC</b>	GN 19 Static Caravan Sites	Amend Policy text to read: <p>"A. Proposals for new static caravan and chalet sites or extensions to existing sites by an increase in the number of pitches will be permitted where the site is within the Settlement boundary for a defined settlement; :</p> <p>B. The enlargement of the area of an approved site will be permitted where it would achieve a demonstrable overall environmental improvement both for the site and its setting in the surrounding landscape.</p> <p>C. Upgrading of touring pitches to static pitches will be permitted where:</p> <p>1. The site is well-related to a settlement identified in the hierarchy as a Service Village, Service</p>	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		Centre or Town; or 2. The site is well-related to a Local Village, and will provide a community facility not present within the existing settlement; and in all cases: 3. There is no overall increase in the number of pitches; and 4. The site is outside the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary out Liberty"				
<b>74a/FC</b>	GN 19 Static Caravan Sites	Delete following text from para 6.81: "In some instances wooden chalets can improve the appearance of a site, for example by introducing pitched roofs rather than a flat roof."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>74b/FC</b>	GN 19 Static Caravan Sites	Amend 6.82 to read: In some instances wooden chalets can improve the appearance of a site. The chalets must not be larger than the legal definition of a caravan and proposed changes will only be supported where the proposal is deemed acceptable in terms of landscape impacts and appropriate screening methods have been devised.	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>75/FC</b>	GN 22 Marinas	6.90 Amend to read:	FC	To improve clarity in	Focussed change	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		"Policy GN 36, Protection and Enhancement of Biodiversity, will be particularly relevant to any marina proposals with potential to impact on internationally or nationally important sites, in particular the Pembrokeshire Marine SAC, Cardigan Bay SAC and Carmarthen Bay and Estuaries European Marine Site."		the LDP.	is consistent with the HRA Report and strengthens the Policy, assessment of Policy would remain unchanged, no further HRA required.	
<b>76/MEC</b>	GN 23 Prior Extraction of the Minerals Resource	<p><i>Add new paragraphs after 6.94 to read (moved from GN26):</i></p> <p><i>"Safeguarding of the mineral resource of the plan area is undertaken by this Plan in accordance with Welsh policy requirements and therefore does not need a separate LDP policy. Safeguarding covers the outcrop area of the economic mineral resource but excludes settlements.</i></p> <p><i>Policy GN 36 will be particularly relevant to proposals for mineral working in mineral safeguarding areas on which there are nature conservation designations. The designations are therefore likely to preclude any future working of the mineral resource beneath the protected sites, in spite of the safeguarding.</i></p> <p><i>There are only a few LDP allocations within the safeguarding zones for the mineral resource and in these rare instances the allocation will take precedence over the safeguarding requirement.</i></p>	MEC	To improve clarity in and remove ambiguity from the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		<i>However, in accordance with the policy on Prior Extraction, it will be expected that the mineral resource at such sites will be extracted before development commences wherever feasible."</i>				
<b>77/FC</b>	GN 24 Minerals Working	Change to criteria 1 & 2, to add "In the case of non energy minerals" to the beginning.	FC	To reflect National Policy and thereby ensure consistency with soundness test C2.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
<b>158/FC</b>	<b>Site specific Change</b>	Amend Bolton Hill Quarry Site and Buffer Zone to reflect recent permission.  <b>(Proposals Map 26 and Inset Map 10 - Johnston)</b>	FC	To correct drafting errors in the Deposit LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>165/FC</b>	<b>Site specific Change</b>	Amend Slade Hall Quarry and associated buffer to reflect planning permission 10/0440/MN.  <b>(Inset Map 1 – Haverfordwest)</b>	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
					further HRA required.	
<b>78/FC</b>	GN 26 Buffer Zones Around Mineral Working Sites	6.101 revised sentences 6 /7: "Some types of less sensitive development (possibly including industry, offices and ancillary development related to mineral working) may be acceptable in a buffer zone but development, which would be sensitive to mineral working, including housing, hospitals and schools will, in most cases, be resisted. A further exception to the general approach is listed in Minerals Planning Policy Wales (paragraph 40) , where the site of the new development in relation to the mineral operation would be located within or on the far side of an existing built up area which already encroaches into the buffer zone.."	FC	To reflect National Policy and thereby ensure consistency with soundness test C2.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>79/MEC</b>	GN 26 Buffer Zones Around Mineral Working Sites	<i>Delete 6.103-6.105 (moved in part to GN 23)</i>	MEC	To improve clarity in and remove ambiguity from the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
<b>80/MEC</b>	GN 27 Residential Development	<i>Add as last sentence to the paragraph 6.106 "The release of small sites as an "exception" to general housing provision is addressed in Policy GN 30."</i>	MEC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
					Policy would remain unchanged, no further HRA required.	
<b>81/MEC</b>	GN 28 Residential Allocations	<i>Insert headings identifying to which level of the settlement hierarchy allocations belong, together with sub-totals indicating the number of units allocated at each level.</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>82/FC</b>	GN 28 Residential Allocations	HAVERFORDWEST - HSG/040/00273 Slade Lane North. Amend allocation number to reflect the number of dwellings that should be developed during this plan period: 48 (459*).	FC	To improve clarity in the LDP.	Policy introduces decreased provision at the site. The change is prompted by the number of units which could be built within the plan period. Focussed change is consistent with the HRA Report and re-assessment would remain unchanged, no further HRA required.	-
<b>83/FC</b>	GN 28	MILFORD HAVEN - HSG/086/00129. Amend site	FC	To improve clarity in	Policy introduces	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
	Residential Allocations	name from ' Steynton Greenmeadow' to 'Beaconing Field' to conform to name used for application purposes and improve clarity and amend site area to 4.54 ha.		the LDP and to correct a drafting error in the Deposit Plan by including the full area of a planning permission site.	decreased provision at the site. The change is prompted by the number of units which could be built within the plan period. Focussed change is consistent with the HRA Report and re-assessment would remain unchanged, no further HRA required.	
<b>84/FC</b>	GN 28 Residential Allocations	MILFORD HAVEN - HSG/086/00226 Steynton Myrtle Hill. Delete this site to reflect a planning permission granted and commenced since preparation of the Deposit LDP. Amend settlement boundary to reflect area of planning application for this site (08/0062/PA).	FC	To update the Deposit plan's position to reflect the implementation of the permission on this site and to ensure the full application site is within the settlement boundary.	Policy introduces decreased provision at the site. The change is prompted by the number of units which could be built within the plan period. Focussed change is consistent with the HRA Report and re-	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
					assessment would remain unchanged, no further HRA required.	
<b>85/FC</b>	GN 28 Residential Allocations	MILFORD HAVEN - HSG/086/00318 Castle Pill. Amend to include a small additional area of land. Site area will increase to 3.05 ha.	FC	To correct a drafting error in the Deposit plan.	Policy introduces small increase to housing site area. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>86/FC</b>	GN 28 Residential Allocations	FISHGUARD - HSG/034/00215 Maesgwynne Farm. Amend to reflect the area of the outline planning permission 07/1454/PA to rectify a minor drafting error. Site area will increase to 13.24 ha.	FC	To rectify a minor drafting error.	Policy introduces small increase to housing site area in line with planning permission. Focussed change is consistent with the HRA Report, assessment of Policy would remain	-



Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
					unchanged, no further HRA required.	
<b>87/FC</b>	GN 28 Residential Allocations	ABERCYCH - Delete Housing Allocation HSG/001/LDP/01.	FC	To ensure that the Plan complies with Coherence and Effectiveness Test CE2.	Policy introduces the deletion of a housing site to reflect objections to allocation and new information which identifies significant constraints. The site remains in the settlement boundary with development still possible but limited due to highways constraints. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
<b>88/FC</b>	GN 28 Residential Allocations	BLAENFFOS - HSG/006/0003 Adjacent to Hafod. Amend to delete part of allocation. Consequently allocation has a reduced size of 0.93 ha, reduced number of minimum dwellings to 10.	FC	To conform with soundness test CE2 requiring (amongst other things) that allocations are realistic and appropriate. The response to the Deposit allocation has identified significant constraints.	The change is prompted by significant objections including the scale of the allocation in terms of the number of dwellings and loss of amenity open space and impact on biodiversity. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>89/FC</b>	GN 28 Residential Allocations	HUNDLETON - HSG/046/00015 East of Bentlass Road. Reduce minimum number of units to 31 over 1.26ha to allow a density of 25dha	FC	To conform with soundness test CE2, by indicating a dwelling total that is realistic	The change is prompted by an error in the Plan. Focussed change is consistent with the HRA Report,	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
					assessment of Policy would remain unchanged, no further HRA required.	
<b>90/FC</b>	GN 28 Residential Allocations	<i>JEFFREYSTON - HSG/047/LDP/01 Rear of Beggars Roost &amp; Sunny Side. Amend dwelling requirement to 18 over 0.9ha, to reflect an error in open space requirement.</i>	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Policy introduces small increase to housing site numbers. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>91/FC</b>	GN 28 Residential Allocations	LLANGWM - HSG/063/00024 Opposite The Kilns. Amend allocation number to reflect the number of dwellings that should be developed during this plan period: 25 (75*).	FC	To conform with soundness test CE2, by indicating a dwelling total that is realistic in terms of the plan's strategy. This site will be delivered over the lifetime of more than one plan.	Policy introduces decreased provision at the site. The change is prompted by the number of units which could be built within the plan period. Focussed change	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
					is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
<b>92/FC</b>	GN 28 Residential Allocations	MAENCLOCHOG - HSG/081/LDP/01 North West of the Globe Inn. Amend allocation number to reflect the number of dwelling that should be developed during this plan period: 30 (58*).	FC	To conform with soundness test CE2, by indicating a dwelling total that is realistic	Policy introduces decreased provision at the site. The change is prompted by the number of units which could be built within the plan period. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>93/FC</b>	GN 28 Residential Allocations	MILTON - HSG/087/LDP/01 West of Milton Meadows. Delete Housing Allocation.	FC	To conform to soundness test CE2, requiring (amongst	The change is prompted by significant	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
				other things) that allocations are realistic and appropriate. The response to the Deposit allocation has identified significant constraints.	objections including water quality, sewerage capacity, and proximity to the National Park. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
<b>94/FC</b>	GN 28 Residential Allocations	<i>PENTLEPOIR - HSG/099/LDP/01 Land adjacent to Coppins Lodge. Amend dwelling requirement to 35 dwellings over 1.68ha, to reflect an error in open space requirement.</i>	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Policy introduces small increase to housing site numbers. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>95/FC</b>	GN 28	PONT-YR-HAFOD - HSG/103/LDP/01 Land	FC	To ensure that the	The change is	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
	Residential Allocations	Opposite School. Delete allocation and amend settlement boundary to exclude land.		Plan complies with Coherence and Effectiveness Test CE2. The allocation is no longer considered appropriate because of its proximity to an established livestock unit which is a polluting or potentially polluting issue.	prompted by the distance from other polluting or potentially polluting issues. Sufficient flexibility exists within the identified settlement boundary and through current consents to provide alternative housing to meet need. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
<b>96/FC</b>	GN 28 Residential Allocations	PUNCHESTON – HSG/108/LDP/01 Opposite Bro Dewi. Amend dwelling requirement to 6 dwellings over 0.39ha.	FC	To conform to soundness test CE2, requiring (amongst other things) that	The change is prompted by an objection to the proposed number	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
				allocations are realistic and appropriate.	of units on the site which is considered too dense and out of character with the surrounding development. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
<b>97/FC</b>	GN 28 Residential Allocations	ROBESTON WATHEN - HSG/113/LDP/01 South of Robeston Court. Amend dwelling requirement to 14 dwellings over 0.63ha, to reflect an error in open space requirement.	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Policy introduces small increase to housing site numbers. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
<b>98/FC</b>	GN 28 Residential Allocations	ST FLORENCE - HSG/123/LDP/01 North of Parsons Green. Amend to include frontage land onto Parson Green, allocate for 26 houses over 1.17ha.	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Policy introduces small increase to housing site area. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>99/FC</b>	GN 28 Residential Allocations	TEMPLETON - HSG/132/LDP/01 South of the Boars Head Junction. Amend dwelling requirement to 28 dwellings over 1.13ha, to reflect an error in open space requirement.	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Policy introduces small increase to housing site area. Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>100/MEC</b>	GN 28 Residential Allocations	<i>Amend footnote to the table to read "This indicates sites that will not be wholly developed during the plan period. Further information is contained in SPG on Development Sites"</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-



Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
<b>101/FC</b>	GN 29 Local Needs Affordable Housing	Revise policy wording GN.29 Local Needs Affordable Housing Provision Local needs affordable housing will be a requirement: 1. at a rate of 25% in Towns, Service Centres and Service Villages; 2. at a rate of 50% in Large Local Villages; and 3. for all new dwellings in Small Local Villages.	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>102/FC</b>	GN 29 Local Needs Affordable Housing	Amend 6.117 to read: "The expected percentage of affordable homes on each qualifying site is derived from extensive and comprehensive testing of housing viability, undertaken in 2010. The viability tests, conducted using the 3 Dragons Development Appraisal Toolkit, have regard to unique site characteristics and allow for changes to the state of the economy and the economics of development. Where on site provision is impractical, for small scale developments (less than 5 in a Town, Service Centre or Service Village, less than 2 in a large local village) or for developments where otherwise the percentage would be reduced by 'rounding down' the Council will seek a commuted sum contribution to support off site affordable housing provision. Where a developer can demonstrate that the expected percentage is not deliverable, they may negotiate with the LPA to ensure delivery of a reasonable number of affordable homes,	FC	To improve clarity in the LDP and to ensure that the Plan complies with Coherence and Effectiveness Test CE2.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		which contributes to meeting the need for affordable homes in Pembrokeshire. In local villages, the objective of residential development is to meet the need for more affordable homes in rural areas and therefore concerns over the viability of development do not justify any relaxation of the policy.				
<b>103/MEC</b>	GN 31 Specialist & Supported Accommodation	<i>Delete duplicate 'extension' from 6.124</i>	MEC	To rectify a drafting error.	Minor factual and clarification change, no further HRA required.	-
<b>104/FC</b>	GN 32 Gypsy Traveller Sites & Pitches Policy	Split GN 32 into 2 separate Policies. New "GN.32a Gypsy Traveller Sites and Pitches Allocations.Land is allocated for additional Gypsy Traveller accommodation at:Site Site area (ha) Indicative number of pitches Reference number Catshole (Castle) Quarry 0.39 8 GT/095/001 Kingsmoor Common, Kilgetty 0.78 15 GT/050/001	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>105/FC</b>	GN 32 Gypsy Traveller Sites & Pitches Policy	New paragraph to accompany new Policy GN32a to read: "Pembrokeshire has the greatest number of authorised gypsy traveller sites of any Local Authority in Wales. Most of these sites are owned and run by the Local Authority but some private authorised sites also exist.	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		The Pembrokeshire Gypsy Traveller Accommodation Need Assessment (2010) demonstrated need for additional pitches to be provided over the course of the first five years of the Plan period. Allocations have been identified to meet this need. The Assessment identified no need for transit pitches over the same period. Should monitoring reveal any further shortfalls, then the Council will identify suitable sites for this type of development."			required.	
<b>106/FC</b>	GN 32 Gypsy Traveller Sites & Pitches Policy	Amend Policy to read: "GN32b Gypsy Traveller Sites and Pitches. Proposals for new permanent or transit gypsy traveller sites or extensions to existing authorised sites will be permitted where it is demonstrated that the proposed development: 1. cannot be accommodated on an existing authorised site; 2. is accessible to existing community, social, educational and other facilities; and 3. Is sensitively sited in the landscape and satisfactory landscaping is provided."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>107/FC</b>	GN 32 Gypsy Traveller Sites & Pitches Policy	Delete Withybush Gypsy Traveller Extension site.  <b>(Proposals Map 21)</b>	FC	To ensure that the Plan complies with Coherence and Effectiveness Test CE2. The allocation is no longer considered	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
				appropriate.	further HRA required.	
<b>108/FC</b>	GN 32 Gypsy Traveller Sites & Pitches Policy	Delete 6.125-6.126 (moved to GN 32a)	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>109/FC</b>	GN 32 Gypsy Traveller Sites & Pitches Policy	Delete 6.127-6.128	FC	To ensure that the LDP complies with Consistency Test C2.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>110/FC</b>	GN 32 Gypsy Traveller Sites & Pitches Policy	Amend 6.129 to read "Proposals for new sites or extensions to existing sites must have good access to services, particularly essential services such as primary schools or doctors' surgeries."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
111/FC	GN 32 Gypsy Traveller Sites & Pitches Policy	Amend 6.130 to read "Site design must combine a layout which will meet the needs of the inhabitants of the site, meet standards for pitch separation and screen the visual impact of the development on the landscape."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
112/FC	GN 32 Gypsy Traveller Sites & Pitches Policy	Delete footnote 102.	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
113/FC	GN 33 Community Facilities	Amend footnote 103 to include cinemas and theatres in the list of Community Facilities.	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
114/FC	GN 33 Community	HAVERFORDWEST - CF/040/003. Amend allocation for extension to site area for St Marks	FC	To ensure that the LDP complies with	Focussed change is consistent with	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
	Facilities	VA School: enlarge site area to 0.72ha.		Coherence and Effectiveness Test CE4.	the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
<b>115/FC</b>	GN 33 Community Facilities	Deletion of Replacement Primary School Allocation in Haverfordwest CF/040/04.	FC	To ensure that the LDP complies with Coherence and Effectiveness Test CE1.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>116/MEC</b>	GN 34 Protection & Creation of Outdoor Recreation Areas	<i>Amend footnote 104 to delete words "the Proposals Map and.....".</i>	MEC	To correct a drafting error.	Minor factual and clarification change, no further HRA required.	-
<b>117/FC</b>	GN 34 Protection & Creation of Outdoor Recreation Areas	Amend paragraph 6.140 replace "Proposals Map" with "Inset Maps".	FC	To correct a drafting error.	Factual and clarification change, no further HRA required.	-
	GN 34 Protection & Creation of	<b>See inset maps for site specific changes</b>	FC	To ensure that the allocations logically	Focussed changes are	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
	Outdoor Recreation Areas  <b>Site Specific Changes</b>			flow from the strategy and comply with Coherence and Effectiveness Test CE1.	consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
<b>118/MEC</b>	GN 35 Protection of Open Spaces with Amenity Value	<i>Amend footnote 105 to delete words "the Proposals Map and.....".</i>	MEC	To correct a drafting error.	Minor factual and clarification change, no further HRA required.	-
	GN 35 Protection of Open Spaces with Amenity Value  <b>Site Specific Changes</b>	<b>See inset maps for site specific changes</b>	FC	To ensure that the allocations logically flow from the strategy and comply with Coherence and Effectiveness Test CE1.	Focussed changes are consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>119/FC</b>	GN 36 Protection & Enhancement of Biodiversity	Insert at front of policy: "All development should demonstrate a positive approach to maintaining and, wherever possible, enhancing biodiversity."	FC	To improve clarity and remove ambiguity.	Focussed change is consistent with the HRA Report, assessment of Policy would remain	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
					unchanged, no further HRA required.	
<b>120/MEC</b>	GN 36 Protection & Enhancement of Biodiversity	<i>Revised footnote 106: Welsh Government: Planning Policy Wales (Edition 4, February 2011), Chapter 5 and Technical Advice Note 5 Nature Conservation and Planning 2009</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>121/MEC</b>	GN 36 Protection & Enhancement of Biodiversity	<i>Revised footnote 107: CCW LANDMAP and Protected Sites Maps, Phase 1 Habitats Survey data and the West Wales Biodiversity Information Centre geodatabase of species records and habitat information</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>122/FC</b>	GN 36 Protection & Enhancement of Biodiversity	6.148 Amend final sentence to read "Development Proposals with potential for adverse effect on internationally or nationally important sites will require detailed assessment before progressing. Specifically if any development proposal* is likely to have a significant effect on a European protected site or species it shall be subject to an Appropriate Assessment** of the implications in relation to the site's conservation objectives."  Add 2 new footnotes to read *"Alone or in combination with other plans or projects" and **"TAN 5, Nature Conservation and Planning, Section 6.3"	FC	To improve clarity and remove ambiguity.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required	-
<b>123/FC</b>	GN 36 Protection	Revise 6.150, 2nd Sentence "The LBAP identifies	FC	To improve clarity in	Focussed change	-



Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
	& Enhancement of Biodiversity	priority species and habitats..."		the LDP.	is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
<b>124/FC</b>	GN 37 Protection & Enhancement of the Historic Environment	Amend Policy to read: "Development that affects sites and landscapes of architectural and/or historical merit...."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required	-
<b>125/MEC</b>	GN 37 Protection & Enhancement of the Historic Environment	<i>Insert new footnote to Para 6.152, 3rd Sentence to read "See Cadw's 'Converting Historic Farm Buildings' (2004) guide for further details."</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	
<b>126/FC</b>	GN 38 Transport Routes & Improvements	Add new text to front of Policy: "Improvements to the Transport network (new and improved major and minor roads, rail network improvements, cycleways, multi-use routes, sites for park and ride schemes and roadside service areas) will be permitted where the following criteria are satisfied: a) the choice of route and / or site minimises the	FC	To provide a basis for evaluation of transport network improvement proposals across the plan area, thereby ensuring the plan	Focussed change introduces new policy wording. Significant change requires HRA. See separate HRA of	HRA

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		impact on the built and natural environment, landscapes and property; and b) Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and c) In the case of roads, cycleways, multi-use routes and park and ride, the scheme will help to improve road safety; and d) In the case of roads a full range of practicable solutions to the transport problem has been considered and road enhancement provides the optimum solution; and e) In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving motorists' needs, not impede the movement of strategic traffic and not undermine retail provision in town centres, local centres or villages'."		satisfies soundness test C2 that the policy framework is realistic and appropriate.	Focussed Changes.	
<b>127/FC</b> <b>128/FC</b>	GN 38 Transport Routes & Improvements	Insert new criteria 16 & 17 County Council programmed highway schemes that read "16. Haverfordwest to Narberth Shared Use Path" and "17. Haverfordwest Sustainable Town Centre Project".	FC	To update the plan by including two schemes that have emerged since the Deposit plan was prepared and that are likely to be implemented during the lifetime of the plan.	Focussed change introduces new policy wording and transport routes. Significant change requires HRA. See separate HRA of Focussed Changes.	HRA
<b>129/FC</b>	GN 38 Transport	Amend 6.156 to read:	FC	To improve clarity in	Focussed change	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
	Routes & Improvements	"This policy provides a criteria-based approach to evaluation of new transport schemes and identifies major proposals in the Regional Transport Plan relating to the plan area, together with a smaller number of County Council schemes which are also likely to be implemented within the plan period. Where known the safeguarded routes / sites are shown on the Proposals Map and programme information* is shown at Appendix 5".  New footnote to read *in accordance with TAN 18, Transport, paragraph 2.8		the LDP, to provide a link to the new Appendix 5 (which sets out additional information about programming of policy GN38 transport schemes) and to cross-reference Welsh policy.	is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	
159/FC	Site Specific Change	Amended safeguarded line for the Northern Distributor Network - Bulford Road link (Johnston to Tiers Cross).  <b>(Proposals Map 26 and Inset Map 10 – Johnston, 56 – Tiers Cross)</b>	FC	To update the Deposit plan, by showing the latest alignment of this road improvement scheme.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
160/FC	Site Specific Change	Amended safeguarded line Blackbridge Access Improvement / Waterston Bypass.  <b>(Proposals Map 31)</b>	FC	To update the Deposit plan, by showing the latest alignment of this new road scheme.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
					required.	
<b>130/FC</b>	GN 39 New Waste Management Facilities	Delete the Kilgetty allocation 'Civic amenity site and waste transfer station Land at Kingsmoor Common, Kilgetty 3.20 WST/LDP/050/01'	FC	To update the Deposit plan, reflecting that the Council (the landowner and prospective developer) no longer intends to pursue this proposal.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>131/MEC</b>	GN 39 New Waste Management Facilities	<i>Amend Petro plus/dragon LNG should be EMP/000/00004 (not EMP040/00004)</i>	MEC	To correct a minor drafting error.	Minor factual and clarification change, no further SA/SEA required.	-
<b>132/FC</b>	GN 39 New Waste Management Facilities	Delete the Dale Road, Hubberston allocation 4.64 EMP/086/00002	FC	Proposed to change from employment to mixed use and a waste allocation is not compatible with the new proposal.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required	-
<b>133/FC</b>	GN 39 New Waste Management Facilities	Delete 6.16	FC	This change is consequential upon deletion of the waste allocation at	Focussed change is consistent with the HRA Report, assessment of	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
				Kingsmoor Common (see above).	Policy would remain unchanged, no further HRA required.	
<b>134/MEC</b>	GN 39 New Waste Management Facilities	<i>Additional text to para 6.163 "The B2 sites listed in this policy have been identified in accordance with the approach set out in the Regional Waste Plan, paragraph 10.2.2"</i>	MEC	To improve clarity in the LDP and ensure conformity with soundness test C1 (having regard to other relevant plans).	Minor factual and clarification change, no further HRA required.	-
<b>135/FC</b>	GN 40 Waste Minimisation, Re-use, Recovery, Composting & Treatment	Amend Criterion 1 of Policy to read: "1. The site is located at an existing waste management site or at a unit / on a site allocated or protected for B2 uses or at sites with other potential synergies: or"	FC	To improve clarity in the LDP by recognising that the criterion should have a wider scope than that presented in the Deposit plan.	Focussed change is consistent with the HRA Report, assessment of Policy would remain unchanged, no further HRA required.	-
<b>136/MEC</b>	GN 40 Waste Minimisation, Re-use, Recovery, Composting & Treatment	<i>6.172 Additional sentence at end of para: "An environmental permit will also be required*."  New footnote to read "** by the Environment Agency Wales"</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>137/FC</b>	Ch 7 Achieving the vision: implementing &	Add new bullet point to 7.5 to read: • Continuing protection and enhancement of biodiversity and landscape	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report,	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
	monitoring				assessment would remain unchanged, no further HRA required.	
<b>138/FC</b>	Ch 7 Achieving the vision: implementing & monitoring	Amend 7.6 1 <sup>st</sup> sentence to read: “The County Council will have a direct development role, in some aspects of plan implementation, where it has statutory responsibilities or permissive powers to provide a service (such as in its role as Local Highway Authority, Local Education Authority and Lead Local Flood Authority).”	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment would remain unchanged, no further HRA required.	-
<b>139/FC</b>	Ch 7 Achieving the vision: implementing & monitoring	<i>Amend 7.8 to read:</i> “In these circumstances, prospective developers will need to provide the infrastructure required (or a financial contribution towards the cost in the case of off-site works) to allow development to go ahead and must therefore factor the necessary costs into their development finance at an early stage.”	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-
<b>140/FC</b>	Ch 7 Achieving the vision: implementing & monitoring	Add new sentence at end of 7.8 to read: “Where unprogrammed improvements to drainage systems are required to allow development to go ahead, these must be to an adoptable standard.”	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment would remain unchanged, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
141/MEC	Ch 7 Achieving the vision: implementing & monitoring	<p><i>Amend 7.18 to read:</i></p> <p><i>“The key monitoring outcomes shown in figure 2 of this plan indicate those elements of the plan that will attract most attention during annual monitoring. In summary, these are to:</i></p> <ul style="list-style-type: none"> <li>• <i>Ensure that development takes place in accord with the strategy of the LDP (outcome 1);</i></li> <li>• <i>Ensure that no additional flood risk arises from development (outcome2);</i></li> <li>• <i>Ensure that development is delivered in line with the settlement hierarchy. (outcome 3);</i></li> <li>• <i>Achieve high standards of resource and energy efficiency with all new dwellings meeting the standards sets out in national policy (outcome 4);</i></li> <li>• <i>Provide and secure take-up of new employment) land for port and energy/renewable energy related sectors (outcome 5);</i></li> <li>• <i>Protect safeguarded transport routes from inappropriate development (outcome 6);</i></li> <li>• <i>Monitor levels of new infrastructure provided over the course of the Plan and progress with the prioritisation/funding and development of key strategic transport schemes and improved ICT connectivity (outcome 7);</i></li> <li>• <i>Ensure that town and local centre vibrancy and</i></li> </ul>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		<p><i>diversity are maintained and that Haverfordwest’s role as a subregional centre is strengthened (outcome 8);</i></p> <ul style="list-style-type: none"> <li>• <i>Provide a range of holiday accommodation and attractions are available to meet the different needs of visitors (outcome 9);</i></li> <li>• <i>Ensure new employment and mixed use sites for live/work units are provided in both urban and rural areas and existing sites are safeguarded (outcome 10);</i></li> <li>• <i>Ensure a range of employment sites exist in urban and rural areas (outcome 11);</i></li> <li>• <i>Ensure that development which would sterilise the safeguarded minerals resource is not permitted (outcome 12);</i></li> <li>• <i>Ensure that 5,724 new dwellings are provided to deliver 4,274 market dwellings and 1,450 affordable dwellings (outcome 13);</i></li> <li>• <i>Ensure development is sensitive to the needs of language sensitive communities in scale and nature (outcome 14);</i></li> <li>• <i>Protect existing community facilities and enhance provision (outcome 15);</i></li> <li>• <i>Maintain landscape quality, diversity and distinctiveness (outcome 16);</i></li> <li>• <i>Ensure development does not compromise the favourable conservation status of species and</i></li> </ul>				



Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		<p><i>habitats of European significance (outcome 17);</i></p> <ul style="list-style-type: none"> <li>• <i>Provide waste facilities to meet the County's requirements (outcome 18);</i></li> <li>• <i>Ensure a flourishing historic and built environment (outcome 20 19);</i></li> </ul> <p><i>Achieve high quality sustainable design (outcome 20)."</i></p>				
<b>142/MEC</b>	Appendix 1: Glossary of Terms	<i>Delete Appropriate Assessment (AA) definition – now under Habitat Regulation Appraisal (HRA).</i>	MEC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment would remain unchanged, no further HRA required.	-
<b>143/FC</b>	Appendix 1: Glossary of Terms	Amend 'Community Facilities' definition to read "Facilities, usually located within a village or town, which are regularly used by the local community. These can include: shops, public houses, petrol filling stations, doctor's surgeries and other health care facilities, schools, village/community halls, religious buildings, sports halls, leisure centres, cinemas and theatres, community education facilities and small scale community recycling points."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment would remain unchanged, no further HRA required.	-
<b>144/FC</b>	Appendix 1: Glossary of Terms	Amend Gypsies Traveller definition to reflect the WAG Circular 30/2007 definition as "Persons of nomadic habit of life whatever their race or origin,	FC	To ensure that the LDP complies with Coherence and	Minor factual and clarification change, no	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such."		Effectiveness Test CE3.	further HRA required.	
<b>145/FC</b>	Appendix 1: Glossary of Terms	Amend Habitat Regulation Appraisal definition and include reference to AA within HRA definition. "HRA is required under the European Directive 92/43/EEC and is the assessment of the impacts of implementing a plan or policy on a Natura 2000 Site. Its purpose is to consider the impacts of implementing a plan or policy on a Natura 2000 Site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects. Appropriate Assessment (AA) is one part of the HRA process. It is only required where the plan-making body determines that the plan is likely to have a significant effect on European Designated sites, either alone or in combination with other plans or projects. It considers whether the impacts of a plan or project are assessed against the conservation objectives of a European Site, in order to identify whether there are likely to be any adverse effects on site	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment would remain unchanged, no further HRA required.	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		integrity and site features.”				
<b>146/FC</b>	Appendix 1: Glossary of Terms	Amend 'Leisure Routes' to read "Paths and routes for recreational movement by non-motorised means, including cycle paths, and Public Rights of Way (for instance footpaths and bridleways), waterways and rivers."	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment would remain unchanged, no further HRA required.	-
<b>147/MEC</b>	Appendix 1: Glossary of Terms	<i>Natural Heritage - Amend to read “This is the historic legacy of natural environment, including places, objects and intangible attributes encompassing the countryside and natural environment (species and habitats)”.</i>	MEC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment would remain unchanged, no further HRA required.	-
<b>148/FC</b>	Appendix 1: Glossary of Terms	Service Infrastructure - Amend to read “Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, waste water treatment facility, education and health facilities”.	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report, assessment would remain unchanged, no further HRA required.	-
<b>149/FC</b>	Appendix 1: Glossary of Terms	SSSI - Amend to read “A national site designated for its special scientific interest in terms of its flora, fauna, or geological or physiographical features”.	FC	To improve clarity in the LDP.	Focussed change is consistent with the HRA Report,	-

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?														
					assessment of Policy would remain unchanged, no further HRA required.															
<b>150/FC</b>	App 3: Housing Requirement & Supply 2011-2021	<p>Delete the table and notes in Appendix 3 and replace with:</p> <p>Table 1: Housing Requirement 2011-2021</p> <table border="1"> <thead> <tr> <th>Housing Requirement 2011-2021</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Projected additional households in the Plan area, 2011-2021*</td> <td>4,900</td> </tr> <tr> <td>Additional households in the Plan area 2006-2011</td> <td>3,400</td> </tr> <tr> <td>Less housing completions 2006-2011</td> <td>-3,000</td> </tr> <tr> <td>Total</td> <td>5,300</td> </tr> <tr> <td>Plus multiplier for dwellings (X 1.08)</td> <td>424</td> </tr> <tr> <td>Total PCC Housing Requirement 2011-2021</td> <td>5,724</td> </tr> </tbody> </table> <p>Amended Footnote 123 should read:                      “ * Detailed analysis of population and household projections is set out in the Scale and Location of Growth background paper (2010), supplemented by additional information set out in the addendum</p>	Housing Requirement 2011-2021	Total	Projected additional households in the Plan area, 2011-2021*	4,900	Additional households in the Plan area 2006-2011	3,400	Less housing completions 2006-2011	-3,000	Total	5,300	Plus multiplier for dwellings (X 1.08)	424	Total PCC Housing Requirement 2011-2021	5,724	FC	To ensure that the LDP complies with Coherence and Effectiveness Test CE2 – that the policies are realistic and appropriate and are founded on a robust and credible evidence base.	Focussed change is consistent with the HRA Report, assessment would remain unchanged, no further HRA required.	-
Housing Requirement 2011-2021	Total																			
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Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	HRA Screening	HRA needed?
		paper (2011).”				
<b>151/FC</b>	App 3: Housing Requirement & Supply 2011-2021	Add a second new table to Appendix 3 (new table 2: Housing Supply 2011-2021 below)	FC	To ensure that the LDP complies with Coherence and Effectiveness Test CE2 – that the policies are realistic and appropriate and are founded on a robust and credible evidence base.	This new table provides for an additional 81 dwellings delivered between 2011 and 2021. The additional dwellings have resulted from the number of units for existing proposed allocations being altered. No new allocations have been made and the location of existing proposed allocations has already been screened. Therefore no further HRA screening is required.	-

Reference	Projected Housing Supply 2011 -2021 with Focussed Changes		Urban total	urban %	Rural total	rural %
A	Existing Full and Reserved Matters permissions @ 10th March 2010	2539	1406	55.4	1133	44.6
B	Total units on LDP allocations	4927	3351	68.0	1576	32.0
C	Units on LDP allocations without full/RM permission	4357	2781	63.8	1576	36.2
D	Less units on LDP allocations that will not be delivered during the plan period	489	411	84.0	78	16.0
E	Plus units deleted as LDP allocations because building has commenced	102	102	100.0	0	0.0
F	Net allocated units 2011 - 2021 (C-D+E)	3970	2472	62.3	1498	37.7
G	Windfall capacity	1030	514	49.9	516	50.1
H	Projected windfall capacity (40%) of capacity	412	205.6	49.9	206.4	50.1
I	Projected number of Local Village units	200	0	0.0	200	100.0
J	Projected number of new countryside units plus rural conversions	400	0	0.0	400	100.0
K	Total Housing Supply and Urban/Rural split (A+F+H+I+J)	7521	4083.6	54.3	3437.4	45.7

<b>152/FC</b>	App 4: The Monitoring Framework	Delete Appendix 4 as shown in the Deposit Plan and replace with a new Appendix 4 that is clearer and consistent with the Strategic Objectives and Key Monitoring Outcomes in Figures 1 and 2 of the Plan. The main policies which will achieve each of the objectives are listed in column 3. The majority of indicators remain unchanged. The amended Appendix 4 will read:	FC	To improve clarity in the LDP.	Although the Monitoring Framework now improves clarity, it would not affect the HRA as it was not assessed in the HRA Screening Report. Therefore further HRA	-
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					Screening is not required.	
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Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
Mitigating and responding to the challenge of climate change	<p>1. Development takes place in accord with the strategy of the LDP.</p> <p>2. No significant additional flood risks arising from development.</p>	SP1, GN3, GN4	<p>1. Number of major development applications approved contrary to policy GN4.</p> <p>2. Number of planning obligations agreed against number of relevant permissions granted.</p> <p>3. Number of planning permissions granted contrary to policy GN3.</p> <p>4. Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas and otherwise not meeting all the TAN15 tests (paragraph 6.21 – v).*</p>	<p>1. 0% - narrative on any deviation.</p> <p>2. 100% - narrative on any deviation.</p> <p>3. 0% - narrative on any deviation.</p> <p>4. Running total.</p>	Private sector Public sector PCC

*Sources of information and frequency of update:*

- Swift – monitoring of planning applications – ongoing.
- Annual County Council monitoring of planning obligations.

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
Improving access to goods and services	<p>3. Development is delivered in line with the settlement hierarchy.</p> <p>4. Development achieving high standards of resource and energy efficiency with all new dwellings meeting the standards set out in national policy.</p>	SP3, SP4, SP10, SP12, GN33	<p>1. Amount of development permitted on allocated sites as percentage of Plan allocations and as a percentage of total development permitted.</p> <p>2. Area of land safeguarded for transport proposals lost to development.</p> <p>3. Net change as a result of planning permission given for community facilities (area and type)</p> <p>4. Take-up of safeguarded routes and sites allocated for community facilities matched against expected timescales for development.</p> <p>5. Number of applications approved contrary to Policy GN33.</p>	<p>1. 100% completion of allocated sites by 2021. At least one third of the allocations should be permitted by 2015. To ensure accordance with the strategy the percentage of development on allocated sites should be at least 80%.</p> <p>2. 0% - narrative on any deviation.</p> <p>3. Positive change.</p> <p>4. Meet expected timescales – narrative on any deviation.</p> <p>5. 0 unless justified by policy framework.</p>	Private sector Public sector PCC



Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
<i>Sources of information and frequency of update:</i> <ul style="list-style-type: none"> <li>Swift – monitoring of planning applications – ongoing.</li> </ul>					
Building on the County's strategic location for energy and port-related development	<p>5. Availability and take-up of employment land is secured for port and energy/renewable energy related sectors.</p> <p>6. Levels of new infrastructure provided over the course of the Plan and progress with the prioritisation/funding and development of key strategic transport schemes and improved ICT connectivity.</p>	SP2	<p>1. Number of applications and area granted permission within designated areas that comply with Policy SP2.</p> <p>2. Planning permission granted for employment development on allocated sites within identified port areas (Blackbridge, Milford Haven, Goodwick former Dewhirst factory site and Goodwick Parrog).</p> <p>3. Number of planning obligations completed.</p> <p>4. Number of applications permitted contrary to Policy GN3 and/or appeals upheld.</p>	<p>1. Running total.</p> <p>2. 100% by end of Plan period. Narrative to update on plans or projects emerging.</p> <p>3. No specified target - rolling total.</p> <p>4. 0 – narrative on any deviation.</p>	<p>Private sector</p> <p>Public sector</p> <p>PCC</p> <p>Milford Haven Port Authority</p>
<i>Sources of information and frequency of update:</i> <ul style="list-style-type: none"> <li>Annual employment land surveys</li> <li>Swift – monitoring of planning applications – ongoing.</li> </ul>					
Supporting the development of the	8. Pembrokeshire's town and local centres are	SP4, SP5,	1. Number of applications approved contrary to policies	1. Should be 0	<p>Private sector</p> <p>Public sector</p>

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
<p>distinctive role of Pembrokeshire's towns, especially within the Haven Hub</p> <p>And</p> <p>Regenerating town centres and Sustaining and enhancing the rural and urban economy.</p>	<p>vibrant and diverse. Haverfordwest's role as a sub-regional centre is strengthened.</p>	<p>SP12, SP14</p>	<p>SP4, SP14, GN1 (criterion 1), GN12, GN13, (or appeals upheld where these policies are reason for refusal) (enhance the environment and benefit local communities).</p> <p>2. Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a percentage of all major development permitted. (TAN4)*</p> <p>3. Proportion of allocations in each Centre developed as a percentage of whole.</p> <p>4. Scale of use classes A1, A2 and A3 unit numbers and floorspace within each of the town centre areas.</p> <p>5. Number of ground floor vacant units in each of the Town Centres and</p>	<p>2. No specified target – rolling total.</p> <p>3. 100% by end of Plan period. 33% by March 2016.</p> <p>4. In proportion to the hierarchy/role.</p>	<p>PCC</p>

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			percentage of vacant units in comparison with all units.  6. Percentage of vacant floorspace within primary and secondary frontages in each of the Town Centres.	5. <10%          6. None should be significantly higher than others.	
<p><i>Sources of information and frequency of update:</i></p> <ul style="list-style-type: none"> <li>• Annual retail surveys</li> <li>• Swift – monitoring of planning applications – ongoing</li> <li>• Annual employment land surveys.</li> </ul>					
Developing quality visitor economy founded on a distinct sense of place and an outstanding natural and built environment.	9. A range of holiday accommodation and attractions are available to meet the different needs of visitors.	SP5	1. Percentage of applications approved contrary to policies SP5, GN16 and GN17, GN18 and GN19 (or appeals upheld where these policies are reason for refusal) (locational requirements)  2. Percentage of visitor economy applications approved contrary to policy GN1(or appeals upheld where this policy is reason	1. Less than 10% of total applications approved, with narrative to explain any deviation.          2. Less than 10% with narrative to explain any deviation.	Private sector Public sector PCC

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			for refusal)		
<p><i>Sources of information and frequency of update:</i></p> <ul style="list-style-type: none"> <li>• Swift – monitoring of planning applications – ongoing.</li> </ul>					
<p>Sustaining and enhancing the rural and urban economy</p>	<p>10. New employment and mixed use sites for live/work units are provided in both urban and rural areas and existing sites are safeguarded.</p> <p>11. A range of employment opportunities exist in urban and rural areas.</p> <p>Development which would undermine the safeguarded minerals resource is not permitted.</p>	<p>SP1, SP2, SP3, SP5, SP6, SP7, SP15, SP16</p>	<p>1. Net employment land supply/development (hectares/ sqm)</p> <p>2. Rate of development of allocated sites – by type of development and settlement hierarchy</p> <p>3. Amount of development of allocated sites as percentage of all development over monitoring period by settlement hierarchy.</p> <p>4. Running comparison of rate of development of strategic/non strategic allocated sites.</p> <p>5. The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for Aggregates</p>	<p>1. No target – running total.</p> <p>2. 100% by end of Plan period. 33% by March 2016. In proportion with hierarchy.</p> <p>3. &gt;75% - with narrative to explain any deviation.</p> <p>4. Narrative.</p> <p>5. Maintenance of the hard rock and sand and gravel landbanks for the duration of the Plan (to 2021) and for 10 years (hard rock) and 7 years</p>	<p>Private sector Public sector PCC Minerals Operators</p>

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			<p>expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).</p> <p>6. Number and percentage of appeals dismissed based on the County Council’s reason being safeguarding of the minerals resource.</p>	<p>(sand and gravel) beyond the Plan period and commencement of partial review if land bank drops to 12 years (hard rock) or 9 years (sand and gravel).</p> <p>6. 100% - further investigation if less than 85% in two consecutive years.</p>	
<p><i>Sources of information and frequency of update:</i></p> <ul style="list-style-type: none"> <li>• Annual employment land surveys</li> <li>• Swift – monitoring of planning applications – ongoing.</li> <li>• Minerals landbank monitoring by the Regional Minerals Group (annual with an enhanced survey every 4 years)</li> </ul>					
<p>Developing vibrant communities providing a range and mix of homes and local services</p> <p>(See also indicators for Sustaining and enhancing the rural and urban economy)</p>	<p>13. An estimated 5600 new dwellings are provided of which a minimum of 1450 new affordable homes are provided.</p> <p>14. Development is sensitive to the needs of language-sensitive communities in scale and nature.</p>	<p>SP3, SP4, SP5, SP7, SP8, SP9, SP15, GN31, GN32, GN33, GN34, GN35</p>	<p>1. Housing land supply (TAN1)</p> <p>2. Annual dwelling completions and commitments.</p> <p>3. Amount of housing development (dwellings hectares, type and settlement hierarchy) permitted and built on</p>	<p>1. Minimum 5 years housing land supply.</p> <p>2. Average of 560 new dwellings per year.</p> <p>3. 100% of allocations should be completed by 2021. One third of applications should be permitted by March 2016. As a total of all housing development</p>	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
	<p>15. Existing community facilities are protected and provision enhanced.</p>		<p>allocated housing sites as a percentage of the total housing allocation and as a percentage of the total housing development permitted.</p> <p>4. Number and percentage of appeals upheld where the County Council’s refusal reasons based on the requirements of the settlement hierarchy are not met by the proposal.</p> <p>5. The number of net additional affordable and general market dwellings built (TAN2).</p> <p>6. Average density of housing permitted on allocated sites.</p>	<p>permitted, a minimum of 80% should be on allocated sites.</p> <p>4. 100% - further investigation required if less than 85% in 2 consecutive years.</p> <p>5. Running total.</p> <p>6. Average density of newly constructed housing development across the Plan area to equal or exceed 30 dwellings per hectare – further investigation if average density is less than 25 dwellings per hectare in 2 consecutive years.</p> <p>7. Running total.</p>	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			<p>7. Affordable housing completions and commitments.</p> <p>8. Number of affordable dwellings with planning permission and number built as a percentage of all new housing with planning permission and built.</p> <p>9. Number of applications where Policy SP9 is - reason for approval/refusal; Number of applications approved contrary to this policy; and number of appeals against this policy upheld.</p> <p>10. Number of permissions</p>	<p>8. 145 affordable dwellings per annum consented – further investigation if less than 123 affordable dwellings completed per annum for 2 consecutive years (85% of the target) and affordable housing representing 26% of all new housing built – further investigation if this falls below 20%.</p> <p>9. Reason for approval/refusal – running total. Contrary to policy – 0 with narrative on any deviation. Appeals less than 1%.</p> <p>10. Running total.</p>	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			<p>granted in relevant, identified communities with condition requiring phasing for Welsh language reason.</p> <p>11. Number of sites and pitches permitted and completed for gypsies and travellers accommodation.</p> <p>12. Progress towards take up of allocated sites for gypsies and travellers accommodation.</p> <p>13. Net change of community facilities. (By area and type)</p> <p>14. Take-up of sites allocated for community facilities against expected timescales for development.</p>	<p>11. Running total.</p> <p>12. 100% by end March 2016. Commence the necessary deregistration process at the Kilgetty (Kingsmoor Common) site within 2 years of Plan adoption, with further investigation if this does not happen.</p> <p>13. Positive change.</p> <p>14. See individual targets.</p>	



Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			15. Number of applications approved contrary to policy GN33.  16. Net change in recreational open space created (in hectares).	15. 0 – narrative to explain any deviation.  16. 0 or net increase, unless justified by policy framework.	
<p><i>Sources of information and frequency of update:</i></p> <ul style="list-style-type: none"> <li>• Annual joint housing land availability studies (JHLAS)</li> <li>• Swift – monitoring of planning applications – ongoing.</li> <li>• Annual County Council monitoring of new community facilities.</li> </ul>					
Delivering design excellence and environmental quality.  And  Protecting and enhancing the natural and built environment	16. Landscape quality, diversity and distinctiveness is maintained.  17. Development does not compromise the favourable conservation status of species and habitats of European significance.  18. Waste facilities to meet the County's requirements.  19. A flourishing historic	GN2, GN3 SP1, SP13, SP16, GN3, GN4, GN36, GN37	1. Number of planning permissions granted contrary to policy GN1, criterion 3.  2. Number of housing permissions within Settlement Boundaries as a percentage of all housing permissions. (Disaggregated Assembly Indicator).  3. Number of permissions approved contrary to policy SP16.  4. Number of affordable housing units permitted on	1. 0 – narrative to explain any deviation.  2. No specific target, but should respect the Plan strategy to direct majority of development to locations with existing services and facilities.  3. 0 – narrative to explain any deviation.  4. Running total – compare	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
	<p>and built environment.</p> <p>20. High quality sustainable design.</p>		<p>exceptional sites.</p> <p>5. Number of planning permissions on statutory or locally designated nature conservation sites.</p> <p>6. Amount of Greenfield lost to development (ha) which is not allocated in the Plan.</p> <p>7. Net change in Open Space as a result of development (ha) which is not allocated in the Plan.</p> <p>8. Number planning permissions granted contrary to policy GN36.</p> <p>9. Number of planning permissions granted contrary to policy GN37.</p> <p>10. Number of applications</p>	<p>with planned provision through allocation or land within settlements.</p> <p>5. 0 unless justified within Policy framework.</p> <p>6. 0 unless justified by policy.</p> <p>7. Positive gain unless justified by policy.</p> <p>8. 0 - narrative to explain any deviation.</p> <p>9. 0 – narrative to explain any deviation.</p>	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			<p>involving Listed Buildings, SAMs approved contrary to policy GN37.</p> <p>11. Loss/increase of Listed Buildings or SAMs as a result of development.</p> <p>12. Area of Biodiversity Action Plan (BAP) habitat lost to new developments and area of BAP habitat created through enhancement schemes associated with new development.</p> <p>13. Amount of new development (ha) permitted on previously developed land (brownfield, redevelopment and conversions) expressed as a percentage of all development permitted.</p> <p>14. Amount of waste management capacity permitted expressed as a</p>	<p>10.0 – narrative to explain any deviation.</p> <p>11. Running total with narrative.</p> <p>12. Positive figure with narrative on types of habitats gained and lost.</p> <p>13. No specific target.</p>	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			<p>percentage of the total capacity required, as identified within the Regional Waste Plan (TAN21)</p> <p>15. Commentary on the capacity of 'out of plan provision' permitted/built and secured through regional procurement arrangements.</p> <p>16. The capacity (mW) of renewable energy developments permitted.</p> <p>17. Net change to the number of building on the Buildings at Risk Register.</p>	<p>14. 100% - further investigation if this falls below 80% for 2 consecutive years.</p> <p>15. No specific target.</p> <p>16. No target but one may be set for LDP monitoring purposes, using the methodology set out in the WG's recently published Renewable Energy Toolkit.</p> <p>17. No increase in the number of Buildings on the Register – narrative to inform of changes.</p>	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
<p><i>Sources of information and frequency of update:</i></p> <ul style="list-style-type: none"> <li>• Annual joint housing land availability studies (JHLAS)</li> <li>• Regional joint procurement contracts.</li> <li>• BAP reporting on the status of habitats of species (as part of the UK BAP reporting process).</li> <li>• CCW monitoring of the condition of designated sites (every 4 years).</li> <li>• Five yearly review of the Buildings at Risk Register.</li> <li>• Swift – monitoring of planning applications – ongoing.</li> </ul>					

<b>153/FC</b>	Appendix 5	New Appendix 5 detailing Scheme and programming details for safeguarded transport schemes associated with Policy GN38 – Transport Routes and Improvements Scheme and programming details for safeguarded transport schemes:	FC	To meet the requirements of Welsh guidance, thereby satisfying soundness test C2.	Focussed change is consistent with the HRA Report, assessment would remain unchanged, no further HRA required.	-
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<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
Welsh Government Road Improvement Scheme			
1	A40 Llanddewi Velfrey to Penblewin	National priority (1)	Welsh Government Trunk Road Forward Programme Phase 3 scheme Timing – unlikely to be ready to start before April 2014 Funding – Welsh Government
Regional Improvement Scheme			

<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
2	Improvement to the A40 west of St. Clears (including dualling, subject to proving the business case)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales page 46 – priority 3 scheme Timing – uncertain, but recorded in the RTP as a Trunk Road Priority for SWW, which covers the period 2010 to 2015
<b>Local Road Improvement Schemes</b>			
3	Northern Distributor Network – Bulford Road Link (Johnston to Tiers Cross)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 71, 73 and 75 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – Detailed design has been completed and a business case for Convergence funding is awaiting acceptance by WEFO with match funding to be provided by PCC.
4	Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route)	Regional Transport Plan scheme (3) and to enable LDP development aspirations at Monkton, Pembroke (2)	Regional Transport Plan for South West Wales pages xv, 71, 73 and 75 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – no current Regional Transport Plan (RTP) Grant commitment, but feasibility studies have been undertaken
5	Blackbridge Access Improvement and Waterston bypass	Regional Transport Plan scheme (3) and to enable LDP development aspirations at Blackbridge (allocation under policy SP3) (2)	Regional Transport Plan for South West Wales pages xv, 71, 73 and 75. Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – RTP Grant secured for 11/12 to fund WeITAG Stage 2 Study and part fund GRIP study. SWWITCH is also to recommend that the project be included as a priority in the Welsh Government National Transport Plan.

<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
6	Southern Strategic Route – A477 Nash Fingerpost to Energy Site corridor enhancement	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 71, 73 and 75 Timing – some elements of the scheme are already being implemented, others will follow – the scheme is recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – some elements are already completed, some are under construction, others will be implemented as funding becomes available
<b>Bus and Rail Interchanges</b>			
7	Fishguard (bus focal point)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 70, 72 and 74 Timing - uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – no current RTP Grant commitment
8	Goodwick Railway Station (bus / rail interchange) (an inter-modal freight transfer station could be constructed at this site during the plan period, although this is not mentioned in the RTP)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales page xv, 75 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – RTP Preparatory Works Grant secured in 11/12 to fund feasibility study into the re-opening of the station.
9	Milford Haven (bus / rail interchange)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 70 and 72 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – RTP Grant secured in both 10/11 and 11/12 to fund WeITAG and GRIP studies.

<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
10	Pembroke Dock (bus / rail interchange)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 70 and 72 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – RTP Grant secured in both 10/11 and 11/12 to fund Highway design and GRIP studies. National Station Improvement Plan+ grant application to be submitted in Autumn 2011.
Rail Network Improvements			
11	Clunderwen Railway Station improvement	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales page xv, 75 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – National Station Improvement Plan+ funding for access improvements secured in August 2011 with expenditure required over next three years.
Park and Ride Schemes			
12	Tenby Park and Ride Scheme (possibly with implications for non National Park locations)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 70, 72 and 74 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – RTP Preparatory Works Grant secured for 11/12 to fund 'sustainable access' study for Tenby.
County Council Programmed Highway Schemes (those schemes not included in the RTP for South West Wales)			
13	B.4318 Gumfreston to Tenby Diversion and Improvement, phase 3	Local Transport Planning Activity (3)	LDP Candidate Site, submitted by PCC Transportation and Environment Directorate Timing – the final phase of a partially completed scheme, a small element of which is within PCC's planning area Funding – no current RTP Grant commitment; funding identified from PCC capital programme, and feasibility work is being finalised. Final decision to be made on way forward, based on outcome of feasibility study.



<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
14	B.4320 Monkton Re-alignment	Local Transport Planning Activity (3)	LDP Candidate Site, submitted by PCC Transportation and Environment Directorate Timing – uncertain, but likely to be within the LDP plan period Funding – no current RTP Grant commitment; scheme on hold pending identification of funding.
15	A.40 High Street to A.487 West Street ('Chimneys' link), Fishguard	Local Transport Planning Activity (3)	Scheme linked to broader town centre regeneration, including a new foodstore. The concept is supported by Welsh Government (the finished road would become part of the trunk road network) to ameliorate highway impacts in the centre of Fishguard. Timing – unlikely to start prior to mid 2012 Funding –. The scheme is to be part implemented by the development work (i.e.: enabling infrastructure linked to the store), with the remainder funding coming from WG.
16	Haverfordwest to Narberth Shared Use Path	Regional Transport Plan scheme (3)	Provision of a walking and cycling route from Haverfordwest to Narberth, connecting to National Cycle Network Route 4 at Haverfordwest, also to Bluestone and the developing Pembrokeshire Trail. Scheme accepted by SWWITCH for inclusion in the RTP project pool for 2012/13 onwards. This allows bids for RTP funding to be submitted. Timing – implementation between 2012 and 2014. Funding – £350,000 cost, plus £25,000 for preparatory works. Possible contribution from Welsh Government (Sustainable Travel Centre Project) and from Rural Development Plan funding for the Pembrokeshire Trail Project. Awaiting RTP funding bid.

<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
17	Haverfordwest Sustainable Town Centre Project	Local Transport Planning Activity (3)	<p>Scheme to improve sustainable access arrangements to and within Haverfordwest, targeting primary origin and destination sites, improvements to the street environment and development of infrastructure to support walking, cycling and public transport.</p> <p>Timing – implementation between 2012 and 2015.</p> <p>Funding – £16.5 million, with a RTP requirement of £1.2 million, with £35,000 required for preparatory works in 2011/12 and £95,000 required for further preparatory works in 2012/13. Possible funding from the Welsh Government's Sustainable Travel Centre Project, also perhaps from section 106 contributions from the Slade Lane housing developments. European and PCC funding might also be available. Awaiting a decision from SWWITCH regarding its addition to the RTP project pool. This project is linked to the Haverfordwest Master Plan of highway and other improvements in the town centre and to the Haverfordwest Sustainable Travel Centre Project.</p>

## **APPENDIX 6: Habitats Regulations Appraisal: Further Screening of Focussed Changes to Deposit Plan**

Pembrokeshire County Council has prepared Focussed Changes to the Deposit LDP. These changes have been reviewed as part of the Habitats Regulations Appraisal process. This is to determine whether there are likely to be any likely significant effects on European sites arising from the changes to the plan. Each of the proposed changes has been screened to determine whether the change is significant and also whether the change would result in likely significant effects.

It was noted that most of the changes were minor in nature, for example relating to matters of clarification, text corrections, or addition of detail to the text of the plan policy or supporting justification text. It was, therefore, considered that the majority of the focussed changes were unlikely to have a significant effect beyond those already identified and assessed (HRA Report March 2011) and that no further HRA work would be required.

However, 5 changes were considered to be sufficiently different that they should be re-considered to determine the potential for likely significant effects. These are assessed below.

- SP2 Port and Energy Related Development – map changes showing where SP 2 will be applied in Fishguard and along the Milford Haven.
- GN5 Employment Allocations – new employment allocation - Former Gas Storage Site, north of St Peter's Road, Milford Haven EMP/086/LDP/02
- GN5 Employment Allocations – new employment allocation - Carew Airfield EMP/000/LDP/01.
- GN38 Transport Routes and Improvements – new policy wording
- GN38 Transport Routes and Improvements – new safeguarding schemes 16 and 17.

The Focussed Changes were screening using the key:

Criteria Number	Rationale
Reasons why a policy will not have a significant effect on a European Site	
1	The policy itself will not lead to development e.g. because it relates to design or other qualitative criteria for development, or they are not land use planning policy, or they relate to a type of development that could not have any conceivable effect on a European site.
2	The specific location of the development is unknown, and will be selected following consideration of options (it may be defined by a regional plan such as the Regional Waste Plan, Regional Transport Plan, Minerals Technical Statement or the location will be determined when proposals are submitted). Sites will therefore be subject to a project level assessment.
3	The policy will steer development away from European sites and associated sensitive areas.
4	The policy is intended to protect the natural environment, including biodiversity.
5	The policy is intended to conserve or enhance the natural, built or historic environment, and such enhancements are unlikely to affect a European site, however conserving the historic and built environment may still affect species and habitats so a precautionary approach should be applied.
6	The policy is a general policy statement which expresses general intentions or political aspirations
Reasons why a policy could have an effect on a European site	
7	The plan steers a type of development towards or encourages development in an area that includes a European site or an area where development may indirectly affect a European site, further screening and potential mitigation identified. Appropriate Assessment may be required.
Reasons why a policy would be likely to have a significant effect	
8	The policy makes provision for a type of development that in the location(s) proposed would be likely to have a significant effect on a European site. Appropriate Assessment required.
In-combination / cumulative assessment	
I/C	The policy when combined with the effects of other plans and projects and possibly the effects of other developments within the plan may have a likely significant effect on a European site. Further screening and potential mitigation identified.

Assessments also take account, where appropriate, of the impact of any sustainability effects in relation to:

- Negative (adverse), neutral or positive (beneficial) effects
- Direct or indirect
- Short, medium or long term
- Isolated or cumulative
- Reversible or irreversible
- Whether mitigation measures are realistically possible
- Level of uncertainty

**Assessment of Policies**

Policy / Paragraph	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?		Summary/ mitigation/other plans/strategies
		Alone	In combination	
<p><b>SP 2 Port and Energy Related Development</b></p> <p>Development at the Ports of Milford Haven and Fishguard will be permitted for port related facilities and infrastructure, including energy related development.</p> <p>Linked key issues: A strong rural and urban economy Infrastructure, Transport and Accessibility</p> <p><i>This strategic policy will contribute towards achieving Objective(s): A, C and E</i></p> <p><i>The following General Policies provide more detailed guidance on this strategic policy: GN4, GN6, GN9, GN</i></p>	<p>7</p> <p>Pembrokeshire Marine SAC</p>	<p>?</p>	<p>I/C</p>	<p>Port and energy development in Milford Haven and Fishguard have the potential to impact European sites. The policy and map defines the spatial area where the policy would apply in Fishguard and the Milford Haven, this does not mean that development would take place in all locations. The specific effects will depend on the specific location and scale of development. Due to the nature of development that will be driven by this policy, further assessments will be made at a project level. Policies in the LDP will ensure that development achieves positive environmental, economic and social</p>

Policy / Paragraph	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?		Summary/ mitigation/other plans/strategies
		Alone	In combination	
<p>22, GN35 - 38 and GN40.</p> <p>5.9 Milford Haven Port (which incorporates the dock areas at both Milford Haven and Pembroke Dock) provide internationally important and scarce deep-water port facilities in sheltered locations. <b>At Fishguard Harbour (Goodwick) and Milford Haven Port</b> improvements to facilities and infrastructure will benefit the local and national economy and will confer benefits on other countries, particularly the Republic of Ireland. These areas have been spatially defined on the Proposals Maps.</p> <p>5.10 Milford Haven Port already hosts major energy-related installations and infrastructure and there is potential to further develop this role. It also provides a ferry terminal, at Pembroke Dock, providing freight and passenger connections to the Republic of Ireland.</p> <p>5.11 Fishguard Harbour is primarily a ferry terminal and like Pembroke Dock provides onward connections to the Republic of Ireland.</p>				<p>impacts.</p> <p>These policies together with their reasoned justification of policies seek to protect and enhance the natural environment (see GN 1) and specifically European sites (GN 36).</p>
<b>GN 38 Transport Routes and Improvements</b>	Policy: 2	?	?	This policy will lead to development but

<sup>18</sup> including dualling, subject to proving the business case

Policy / Paragraph	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?		Summary/ mitigation/other plans/strategies
		Alone	In combination	
<p><b>Improvements to the Transport network (new and improved major and minor roads, rail network improvements, cycleways, multi-use routes, sites for park and ride schemes and roadside service areas) will be permitted where the following criteria are satisfied:</b></p> <p><b>a) the choice of route and / or site minimises the impact on the built and natural environment, landscapes and property; and</b></p> <p><b>b) Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and</b></p> <p><b>c) In the case of roads, cycleways, multi-use routes and park and ride, the scheme will help to improve road safety; and</b></p> <p><b>d) In the case of roads a full range of practicable</b></p>	<p>Schemes have been assessed separately (see below, and Appendix 3 of the HRA Report)</p>			<p>locations for sites other than those safeguarded are unknown. Therefore there is a risk that development may impact on a European site and so assessment will need to be undertaken at project level. The development would also be subject to GN 1, GN 2, GN 4 and GN 36, plus all other policies of the LDP.</p> <p>The specific scheme assessments are shown below (also see Appendix 3 of HRA Report).</p>

<sup>19</sup> there is also a possibility that an inter-modal freight transfer station could be constructed at this site during the plan period, but there is no reference to this in the Regional Transport Plan for South West Wales

<sup>20</sup> possibly with implications for non National Park locations

<sup>21</sup> not included in the Regional Transport Plan for South West Wales

<sup>22</sup> Funding has not yet been identified for the Fishguard scheme, but there is an expectation it could be implemented during the Plan period

Policy / Paragraph	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?		Summary/ mitigation/other plans/strategies
		Alone	In combination	
<p><b>solutions to the transport problem has been considered and road enhancement provides the optimum solution; and</b></p> <p><b>e) In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving motorists' needs, not impede the movement of strategic traffic and not undermine retail provision in town centres, local centres or villages'.</b></p> <p>The following transport routes and improvements will be safeguarded from development that would be likely to prejudice their implementation.</p> <p><u>Welsh Government Road Improvement Schemes:</u></p> <ol style="list-style-type: none"> <li>1. A40 Llanddewi Velfrey to Penblewin – WAG Phase 3 scheme Regional Improvement Scheme</li> <li>2. Improvement to the A40 west of St. Clears<sup>18</sup></li> </ol> <p><u>Local road improvement schemes:</u></p> <ol style="list-style-type: none"> <li>3. Northern Distributor Network – Bulford Road link (Johnston to Tiers Cross)</li> </ol>				



Policy / Paragraph	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?		Summary/ mitigation/other plans/strategies
		Alone	In combination	
<p>4. Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route)</p> <p>5. Blackbridge Access Improvement and Waterston bypass</p> <p>6. Southern Strategic Route – A 477 Nash Fingerpost to Energy Site corridor enhancement</p> <p><u>Bus and rail interchanges:</u></p> <p>7. Fishguard (bus focal point)</p> <p>8. Goodwick Railway Station (bus / rail interchange)<sup>19</sup></p> <p>9. Milford Haven (bus / rail interchange)</p> <p>10. Pembroke Dock (bus / rail interchange)</p> <p><u>Rail network improvements:</u></p> <p>11. Clunderwen railway station improvement</p> <p><u>Park and ride schemes:</u></p>				

Policy / Paragraph	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?		Summary/ mitigation/other plans/strategies
		Alone	In combination	
<p>12. Tenby<sup>20</sup></p> <p><u>County Council programmed highway schemes<sup>21</sup></u></p> <p>13. B4318 Gumfreston to Tenby diversion and improvement phase 3</p> <p>14. B4320 Monkton re-alignment</p> <p>15. A40 High Street to A487 West Street ('Chimneys' link), Fishguard<sup>22</sup></p> <p><b>16. Haverfordwest to Narberth Shared Use Path</b></p> <p><b>17. Haverfordwest Sustainable Town Centre Project</b></p>				

### Assessment of land allocations

The mitigation measures which apply to sites where specific issues have been highlighted include:

Incorporation of sustainable drainage systems (SUDS) – GN 1, GN 3, GN 20

Water conservation measures – GN 1, GN 4

Efficient resource use, including water supplies for residential development – GN 4, GN 27

No unacceptable impacts in terms of lighting – GN 36

Sewerage / infrastructure improvements – Development Sites SPG, GN 1, GN 2, GN 4  
 Retention of natural features/ hedgerows/ trees where possible – GN 1  
 Protection and maintenance of ecological connectivity corridors and stepping stone habitats – GN 36  
 Protection of species and habitats (not designated as European sites) – GN 36, GN 22  
 Phasing of development – GN 1, GN 28, Development Sites SPG  
 Landscape impacts – SP 16, GN 1, GN 3, GN 4, GN 11, GN 18, GN 19, GN 20, GN 22, GN 24, GN 27, GN 32, GN 37  
 Recreational impacts – GN 1, GN 36

Bat flight lines are cited as a potential issue at many sites as there are European bat species present across the county. Bats can use linear features such as hedgerows and watercourses for foraging and navigational purposes. In terms of development affecting these features, this would depend on the location of the development site, the nature of the proposed development and the specifics of the site. Bat flight lines have been acknowledged within this HRA and included as a precautionary approach for many allocated sites.

Where effects are due to the cumulative effect of more than one allocation, these are also subject to the mitigation measures above.

Site ref and name (area in hectares)	Potential effects on SAC/SPA	Likely significant effect? Y, N, ?	In combination effect/cumulative effect? Y, N, ?	Summary
<b>EMPLOYMENT SITES</b>				
<b>EMP/086/LDP/02</b> Former Gas Storage Site, north of St Peter's Road, Milford Haven (0.68 ha)	Development may impact the Pembrokeshire Marine SAC.	N	?	<b>The allocated site is near the Pembrokeshire Marine SAC. Potential effects on the SAC include: Water quality / drainage issues Potential contamination issues on site Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines</b>
<b>EMP/000/LDP/01</b>	Development may	N	?	<b>The site is 0.7 km from Pembrokeshire Marine SAC.</b>

<b>Carew Airfield, Carew Sageston</b> (5.6 ha)	impact the Pembrokeshire Marine SAC.			<b>Water quality/drainage</b> <b>Disturbance to bats / otters / other species.</b> <b>General biodiversity issues.</b>
<b>TRANSPORT</b>				
<b>GN 38 Transport Routes and Improvements</b>  <b>16. Haverfordwest to Narberth Shared Use Path</b>	Development could impact Cleddau Rivers SAC and Pembrokeshire Bat Sites SAC at Slebech	N	N	<b>The Cleddau Rivers SAC flows through the area between Narberth and Haverfordwest. Pembrokeshire Bat sites at Slebech. The exact route of the shared use path is unknown.</b> <b>Potential issues:</b> <b>Loss/disturbance/fragmentation of habitat and feeding areas</b> <b>Disruption to bat flight lines.</b> <b>General biodiversity issues.</b>  <b>The Scheme would be subject to mitigation outlined above.</b> <b>The scheme would also need project level HRA.</b>
<b>GN 38 Transport Routes and Improvements</b>  <b>17. Haverfordwest Sustainable Town Centre Project</b>	Development could impact the Cleddau Rivers SAC	N	N	<b>The Cleddau Rivers SAC flows through Haverfordwest. The project details are not defined.</b> <b>Potential issues:</b> <b>Loss/disturbance/fragmentation of habitat and feeding areas</b> <b>Disruption to bat flight lines</b> <b>Increase in noise, air and light pollution</b> <b>Increase traffic</b>  <b>The Scheme would be subject to mitigation outlined above.</b> <b>The scheme would also need project level HRA.</b>

## **APPENDIX 7: Development Sites SPG HRA additions**

Changes have been made to the Development Sites SPG to include the following:

### **Strategic Areas**

A strategic site area has been identified on the Proposal Maps to spatially define those areas in which SP 2 (Port and Energy Related Development) applies. Due to the environmental sensitivities of both Milford Haven and Fishguard Port areas in their international and national importance, particularly in relation to Milford Haven a project level Habitat Regulations Assessment (HRA) may be required in support of applications. Given the proximity of the boundaries to the Pembrokeshire Coast National Park (PCNPA) and the potential for cross boundary implications, any proposed developments within these allocations should also be assessed for impacts on the PCNP and its statutory purposes.

### **Strategic Employment Allocations**

Withybush Business Park, Haverfordwest S/EMP/040/00001:  
Local HRA may be required at the planning stage.

### **Local Employment Allocations**

Merlins Bridge Creamery Extension EMP/040/00003:  
Local HRA may be required at the planning stage.

Withybush North of Business Park EMP/040/00005:  
Local HRA may be required at the planning stage.

Withybush East of Business Park EMP/040/00004 and /040/00009:  
Local HRA may be required at the planning stage.

Haven Head Business Park Northern Extension Milford Haven  
EMP/086/00001:  
Local HRA may be required at the planning stage.

Adjacent to Marble Hall Road, Milford Haven EMP/086/LDP/01:  
Local HRA may be required at the planning stage.

Milford Haven Gas Storage Site EMP/086/LDP/02:  
Local HRA may be required at the planning stage.

North of Honeyborough Industrial Estate EMP/093/00001:  
Local HRA may be required at the planning stage.

Crymych - adjacent to Riverlea / opposite Llygad-yr-Haul EMP/030/00001:  
Local HRA may be required at the planning stage.

Celtic Link Business Park, near Scleddau EMP/034/00006:

Local HRA may be required at the planning stage.

Carew Airfield EMP/000/LDP/01:

Local HRA may be required at the planning stage.

### **Mixed Use Allocations**

Haverfordwest-Old Hakin Road MXU/040/01:

Local HRA may be required at the planning stage.

Dale Road, Hubberston MXU/086/01:

Local HRA may be required at the planning stage.

### **Retail Allocations**

Fred Rees Site, Haverfordwest Comparison units RT/040/01:

Local HRA may be required at the planning stage.

### **Marinas**

Martello Quays, Pembroke Dock MAR/096/LDP/01:

Local HRA may be required at the planning stage.

### **Residential Allocations**

Haverfordwest - Hermitage Farm HSG/040/00269:

Local HRA may be required at the planning stage.

Haverfordwest - Slade Lane North HSG/040/00273:

Local HRA may be required at the planning stage.

Haverfordwest - Slade Lane South HSG/040/00274:

Local HRA may be required at the planning stage.

Haverfordwest – between Shoals Hook Lane and bypass HSG/040/00275:

Local HRA may be required at the planning stage.

Haverfordwest - Scarrowscant / Glenover HSG/040/00106:

Local HRA may be required at the planning stage.

Milford Haven - Steynton Thornton Road HSG/086/00223:

Local HRA may be required at the planning stage.

Milford Haven - Steynton Beaconing Field (previously Greenmeadow)

HSG/086/00129:

Local HRA may be required at the planning stage.

Milford Haven - Hubberston West of Silverstream HSG/086/00095:

Local HRA may be required at the planning stage.

Milford Haven - South West of The Meads HSG/086/00222:

Local HRA may be required at the planning stage.

Milford Haven - Castle Pill HSG/086/00318:  
Local HRA may be required at the planning stage.

Milford Haven - Hubberston Adjacent to Kings Function Centre, Dale Rd  
HSG/086/00002:  
Local HRA may be required at the planning stage.

Neyland - East of Poppy Drive HSG/093/00066:  
Local HRA may be required at the planning stage.

Pembroke Dock - North of Pembroke Road HSG/096/00238:  
Local HRA may be required at the planning stage.

Pembroke Dock - North of Imble Lane HSG/096/00231:  
Local HRA may be required at the planning stage.

Pembroke Dock - East of Hill Farm, Imble Lane HSG/096/00233:  
Local HRA may be required at the planning stage.

Pembroke - North & West of Railway Tunnel HSG/095/00154:  
Local HRA may be required at the planning stage.

Pembroke - Adjacent to Monkton Swifts HSG/095/00153:  
Local HRA may be required at the planning stage.

Pembroke - Adjacent to Long Mains & Monkton Priory HSG/095/00147:  
Local HRA may be required at the planning stage.

Narberth - West of Bloomfield Gardens HSG/088/00078:  
Local HRA may be required at the planning stage.

Narberth - West of Rushacre HSG/088/00077:  
Local HRA may be required at the planning stage.

Crymych - Between the School & Station Road HSG/030/00043:  
Local HRA may be required at the planning stage.

Crymych - East of Waunaeron HSG/030/LDP/01:  
Local HRA may be required at the planning stage.

Cilgerran - Adjacent to Holly Lodge HSG/020/00062:  
Local HRA may be required at the planning stage.

Clarbeston Road - West of Ash Grove HSG/022/00012:  
Local HRA may be required at the planning stage.

Cosheston - South of Tinkers Fold HSG/025/00028:  
Local HRA may be required at the planning stage.

Crundale - Opposite Woodholm Close HSG/029/00014:  
Local HRA may be required at the planning stage.

Crundale - Land at Cardigan Slade HSG/029/00017:  
Local HRA may be required at the planning stage.

Hook - Rear of Pill Road HSG/044/00050:  
Local HRA may be required at the planning stage.

Houghton – Nursery HSG/045/00008:  
Local HRA may be required at the planning stage.

Hundleton - East of Bentlass Road HSG/046/00015:  
Local HRA may be required at the planning stage.

Llandissilio - Pwll Quarry Cross HSG/060/LDP/01:  
Local HRA may be required at the planning stage.

Llangwm - Opposite The Kilns HSG/063/00024:  
Local HRA may be required at the planning stage.

Maenclochog - North West of the Globe Inn HSG/081/LDP/01:  
Local HRA may be required at the planning stage.

Martletwy - West of Post Office Farm HSG/083/LDP/01:  
Local HRA may be required at the planning stage.

Puncheston - Opposite Bro Dewi HSG/108/LDP/01:  
Local HRA may be required at the planning stage.

Puncheston - West of Awelfa HSG/108/LDP/02:  
Local HRA may be required at the planning stage.

Robeston Wathen - South of Robeston Court HSG/113/LDP/01:  
Local HRA may be required at the planning stage.

Roch - East of Pilgrim's Way HSG/114/LDP/01:  
Local HRA may be required at the planning stage.

Sageston - South of the Plough Inn HSG/015/00022:  
Local HRA may be required at the planning stage.

St Dogmaels - Awel y Mor Extension HSG/122/00035:  
Local HRA may be required at the planning stage.

Wolfscastle – opposite Haul y Bryn HSG/149/LDP/01:  
Local HRA may be required at the planning stage.

### **Gypsy Traveller Sites**



Catshole (Castle) Quarry GT/095/001:  
Local HRA may be required at the planning stage.

**Community Facilities**

Slade Lane School, Haverfordwest CF/040/01:  
Local HRA may be required at the planning stage.

Withybush Hospital Extension, Haverfordwest CF/040/02:  
Local HRA may be required at the planning stage.

St Marks VA School, Haverfordwest CF/040/03:  
Local HRA may be required at the planning stage.

Pennar CP School, Pembroke Dock CF/096/01:  
Local HRA may be required at the planning stage.

## APPENDIX 8: Summary of changes made to ensure no likely significant effect on SACs or SPAs

Policy / Allocations	Commentary	Revised Policy Text
<p>Chapter 2</p> <p>Key plans &amp; strategies affecting Pembrokeshire</p>	<p>Addition of new title and paragraph within Chapter 2. Focussed changes proposed in order to clarify the position regarding water resource capacity issues in Pembrokeshire and the implications of potential future developments.</p>	<p>Dwr Cymru Welsh Water’s revised Draft Water Resources Management Plan (October 2011) identifies a preferred solution (and fall back option taking into account consideration possible HRA impacts) to address water resource capacity issues resulting from revised abstraction licences in the Pembrokeshire Water Resource Zone and notes their assumption that the proposed abstraction licence reductions are not implemented before 2020, because of the considerable lead time required to implement solutions. Following consultation and finalisation of the plan any impact of the agreed solution, likely to be post 2020, will need to feed into plan review.</p>
<p>Chapter 3</p> <p>Key Economic, Social and Environmental Trends and Issues</p>	<p>Amendments to Chapter 3 paragraphs 3.26, 3.28 and 3.29.</p>	<p>3.26 There are emerging concerns regarding the adequacy of water resource capacity in Pembrokeshire and additionally some local connection issues may arise. There is some potential for loss of resources during the Development Plan period, primarily as a result of the implications of the review of consents under the Habitats Directive. Dwr Cymru / Welsh Water<sup>36</sup> have identified measures to resolve these issues, for which regulatory funding will be required to meet revisions to three abstraction licences, with such revisions likely to take effect post 2020.”</p> <p>“ <sup>36</sup> DCWW Revised draft Water Resources Plan (2011)</p>

Policy / Allocations	Commentary	Revised Policy Text
		<p>3.28 The predominance of designated sites in the County demonstrates its importance, internationally and nationally, across a rich diversity of habitats, including river, marine, lowland heaths and semi-natural oak woodland and some coastal and estuarine areas. These assets Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Local Nature Reserves (LNRs) and Wildlife Reserves need to be managed carefully for both local and national benefit and to safeguard the unique environment. New-sites may be designated during the plan period through a consultation process with CCW*.”</p> <p>“ * Definitive information on nature designations is available from CCW <a href="http://www.ccw.gov.uk/Splash.aspx">http://www.ccw.gov.uk/Splash.aspx</a>”</p> <p>3.29 As well as habitats there are many important species present across the county as a whole, with otters, bats, dormice, farmland birds, Marsh Fritillary and Brown Hairstreak butterflies locally prevalent. Whilst the total area which is designated for biodiversity is 35.3 km<sup>2</sup> (3530 ha) or 3.4% of the land area, many species exist and migrate across the area as a whole and beyond. The LDP plays an important role in enhancing biodiversity across the county as a whole and protecting designated sites and species and essential ecological connectivity ‘corridors’ for biodiversity from damaging development. Some habitats are important for their ground water dependent ecosystems, an issue picked up by the Water Framework Directive and the Revised Draft Water Resources Management Plan for Welsh</p>

Policy / Allocations	Commentary	Revised Policy Text
		Water 2011, which identifies water resources as an issue for part of the County, but identifies proposed solutions.”
Chapter 4 Vision and Objectives	Amendment of monitoring outcome 17 to ensure that biodiversity enhancement is sought wherever possible and consequential changes to Appendix 4 The Monitoring Framework.	Development does not compromise the favourable conservation status of species and habitats of European significance and wherever possible enhances biodiversity.
SP 2 Port and Energy Related Development  Development at the Ports of Milford Haven and Fishguard will be permitted for port related facilities and infrastructure, including energy related development.	SP2 revised to identify that spatial area on a map within which the policy applies (adjoining the Milford Haven Waterway and at Fishguard Harbour).  GN 36 has been strengthened to ensure that no adverse impacts on designated sites. GN 1 and will also provide additional assessments of development proposals.	5.9 Milford Haven Port (which incorporates the dock areas at both Milford Haven and Pembroke Dock) provide internationally important and scarce deep-water port facilities in a sheltered location. At Fishguard Harbour (Goodwick) and Milford Haven Port improvements to facilities and infrastructure will benefit the local and national economy and will confer benefits on other countries, particularly the Republic of Ireland. These areas have been spatially defined on the Proposals Maps.
SP 3 Employment Land Requirements	The policy is assessed through the specific land allocations.	5.17 Policy GN36 will be particularly relevant to the delivery of strategic employment sites, to ensure the avoidance of significant adverse impact through the maintenance and enhancement of protected priority species, their habitats and designated sites. Policy GN 36 also sets out a requirement for mitigation provisions in appropriate cases.
SP 5 Visitor Economy	The policy will also require proposals to be assessed against policy GN 16 Visitor Attractions and Leisure Facilities which will ensure that development is within or immediately adjacent to a settlement. Proposals will also be assessed under GN 1 which seeks to protect and enhance the natural and built environment including designated	<i>GN 16 Visitor Attractions and Leisure Facilities</i>  New visitor attractions and commercial recreation and leisure proposals will be permitted where both the following criteria are met: 1. The site is well located in relation to A or B class roads and/or, rail stations and/or bus routes; and

Policy / Allocations	Commentary	Revised Policy Text
	sites.	2. The site is within or immediately adjoins a settlement, unless the proposal requires a countryside location, in which case evidence must be provided to support this.
SP 7 Housing Requirement	<p>The LDP recognises the impact that development can place on water resources and waste infrastructure. In terms of the number of units proposed these are allocated according to a settlement hierarchy and as a result GN 4 Resource Efficiency and Renewable and Low-carbon Energy Proposals has different policy title and now include criteria on water use within developments. GN 2 ensures the use of sustainable drainage systems and water conservation measures in development and along with the Development Sites SPG which sets out specific criteria for allocated sites in terms of waste water and sewerage issues. GN 27 ensures that residential development does not result in unacceptable impact on water supply issues. These issues are mitigated through specific housing densities, through the phasing of development, ensuring applicants contribute towards infrastructure improvements where necessary (GN 3) and for development to tie in with potential water company improvements.</p>	<p><i>From GN 4 Resource Efficiency and Renewable and Low-Carbon Energy Proposals</i></p> <p>6.26 General resource efficiency of energy, heat and water is an important element of good design. Minimising resource demand has huge benefits, including assisting meeting UK targets to tackle climate change, reducing pressure on local resources such as water reserves and reducing long term running costs to individual householders.</p> <p><i>Criteria 3 of GN 2 Sustainable Design</i></p> <p>3. It incorporates a resource efficient and climate responsive design through location, orientation, density, layout, land use, materials, water conservation and the use of sustainable drainage systems and waste management solutions;</p> <p><i>Extract from Development Sites SPG</i></p> <p>2.4 Pembrokeshire is a habitat for numerous protected species and large areas of the county are designated for nature protection and conservation. Development in almost every part of Pembrokeshire has the potential to affect the wellbeing of protected species and careful consideration must be paid to possible issues before a planning application is submitted. Bats, for example, are known to forage over</p>

Policy / Allocations	Commentary	Revised Policy Text
		<p>vast areas of Pembrokeshire significantly beyond their roosting areas. Therefore the SPG does not specify sites where the impact on protected species should be minimised and mitigated – this is a consideration for all development sites</p> <p><i>From GN 27 Residential Development</i></p> <p>6.112 It is important that new residential development uses land efficiently. A minimum density ensures the efficient use of land across the Plan area. The density of residential development will be higher in towns because the concentration of services in these locations can and should serve higher population densities. In exceptional circumstances, for example where development would otherwise have an unacceptable impact on issues such as highway safety or sustainable water supplies, a lower density may be accepted.</p>
GN 5 Employment Allocations	GN 36 has been strengthened to ensure that there will be no adverse impacts on designated sites. GN 1 and GN 2 will also provide additional assessments of development proposals.	<p>See GN36</p> <p><i>Extracts from GN 1 General Development Policy</i></p> <p>Criteria 4. It respects and protects the natural environment including protected habitats and species;</p> <p>Criteria 7. Necessary and appropriate service infrastructure, access and parking can be provided;</p> <p>Criteria 9. It would not have a significant adverse impact on water quality;</p> <p>6.7 Service Infrastructure includes parking, power supplies,</p>

Policy / Allocations	Commentary	Revised Policy Text
		<p>water, means of sewage disposal, surface water disposal and telecommunications. In some instances it may be necessary for a developer to contribute to the cost of increasing service infrastructure in an area where there is a shortage.</p> <p><i>Criteria 3 of GN 2 Sustainable Design</i>                      3. It incorporates a resource efficient and climate responsive design through location, orientation, density, layout, land use, materials, water conservation and the use of sustainable drainage systems and waste management solutions;</p>
GN 7 Mixed-use Allocations	GN 36 has been strengthened to ensure no adverse impacts on designated sites. GN 1 ensures that development does not have any adverse effects on water quality, that water conservation and sustainable drainage systems are used.	<p>See GN 36</p> <p><i>Extracts from GN 1 General Development Policy</i>                      Criteria 4. It respects and protects the natural environment including protected habitats and species;                      Criteria 7. Necessary and appropriate service infrastructure, access and parking can be provided;                      Criteria 9. It would not have a significant adverse impact on water quality;</p> <p>6.7 Service Infrastructure includes parking, power supplies, water, means of sewage disposal, surface water disposal and telecommunications. In some instances it may be necessary for a developer to contribute to the cost of increasing service infrastructure in an area where there is a shortage.</p>
GN 14 Retail Allocations	GN 36 has been strengthened to ensure no	See GN 36

Policy / Allocations	Commentary	Revised Policy Text
	adverse impacts on designated sites. GN 1 ensures that development does not have any adverse effects on water quality, that water conservation and sustainable drainage systems are used.	<i>Extracts from GN 1 General Development Policy</i> Criteria 4. It respects and protects the natural environment including protected habitats and species; Criteria 7. Necessary and appropriate service infrastructure, access and parking can be provided; Criteria 9. It would not have a significant adverse impact on water quality;
GN 22 Marinas	GN 36 has been strengthened to ensure no adverse impacts on designated sites. GN 1 ensures that development does not have any adverse effects on water quality, that water conservation and sustainable drainage systems are used. GN 22 has been changed to include specific reference to the Pembrokeshire Marine SAC, Cardigan Bay SAC and Carmarthenshire Bay and Estuaries European Marine SAC. The marina development at Martello Quays, Pembroke Dock is already consented.	<i>GN 22 Marinas now includes the wording:</i>  6.90 Policy GN 36, Protection and Enhancement of Biodiversity, will be particularly relevant to any marina proposals with potential to impact on European, internationally or nationally important sites, in particular the Pembrokeshire Marine SAC, Cardigan Bay SAC and Carmarthenshire Bay and Estuaries European Marine SAC.
GN 28 Residential Allocations	Policy GN 36 strengthened to ensure no adverse effects on designated sites. Specific reference to European an internationally protected sites in GN 36 and reference to national guidance, national policy and TAN 5 has been made in the reasoned justification for GN 1 and GN 36.  Proposals will be assessed for their impact on landscapes through GN 1, which states that development would not be permitted where the landscape would be adversely impacted.	<i>Text has been added to GN 28 Residential Allocations:</i>  6.114 In terms of phasing it is important that development in certain areas occurs in response to local circumstances. Phasing development will help integrate new housing into communities with distinct characteristics and cultures, such as the Welsh language, while also responding to constraints on the provision of vital infrastructure.



Policy / Allocations	Commentary	Revised Policy Text
	<p>The LDP recognises the impact that development can place on water resources and waste infrastructure. In terms of the number of units proposed these are allocated according to a settlement hierarchy and as a result GN 4 Resource Efficiency and Renewable and Low-carbon Energy Proposals now include criteria on water use within developments. GN 2 ensures the use of sustainable drainage systems and water conservation measures in development and along with the Development Sites SPG which sets out specific criteria for allocated sites in terms of waste water and sewerage issues; GN 27 ensures that residential development does not result in unacceptable impact on water supply issues. These issues are mitigated through specific housing densities, through the phasing of development (GN 28), ensuring applicants contribute towards infrastructure improvements where necessary (GN 3) and for development to tie in with potential water company improvements.</p>	
GN 32 Gypsy Traveller Sites and Pitches Policy	<p>Assessment of the allocated sites has been carried out and the additional pitches are of a number which are unlikely to have significant impacts on European sites. Development of Gypsy Traveller sites will be assessed under GN 1, GN 2 and GN 36 to ensure no adverse impacts.</p>	<p>Development of Gypsy Traveller sites will be assessed under GN 1, GN 2 and GN 36 to ensure no adverse impacts.</p>
GN 36 Protection and Enhancement of	<p>Policy GN 36 has been strengthened to ensure no adverse effects on designated sites. Specific</p>	<p>GN36 All development should demonstrate a positive approach to</p>

Policy / Allocations	Commentary	Revised Policy Text
Biodiversity	<p>reference to European and international protected sites in GN 36 and reference to national guidance, national policy and TAN 5 has been made in the reasoned justification for GN 1 and GN 36. LDPs generally are not supposed to repeat national policies.</p> <p>Proposals will be assessed for their impact on landscapes through GN 1, which states that development would not be permitted where the landscape would be adversely impacted.</p>	<p>maintaining and, wherever possible, enhancing 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 in exceptional circumstances where the effects are minimised or mitigated through careful design, work scheduling or other appropriate measures.</p> <p>6.148 The protection and enhancement of biodiversity is fundamental to the high environmental quality of Pembrokeshire. Planning proposals that affect internationally, nationally, regionally and locally designated sites, shown on the Proposals Map, are a material consideration when considering a development proposal and will be assessed in accordance with national planning policy and guidance, working with stakeholders and statutory consultees, and using appropriate data sources. Development Proposals with potential for adverse effect on internationally or nationally important sites will require detailed assessment before progressing. Specifically if any development proposal* is likely to have a significant effect on a European protected site or species it shall be subject to an Appropriate Assessment** of the implications in relation to the site's conservation objectives."</p> <p><i>New Footnotes:</i>  *alone or in combination with other plans or projects  ** Technical Advice Note 5 Nature Conservation and Planning 2009, section 6.3"</p>

Policy / Allocations	Commentary	Revised Policy Text
GN37 Protection and Enhancement of the Historic Environment	Policy 37 has strengthened to include specific reference to landscapes within the policy text in order to ensure that development would not adversely affect designated landscapes of historic interest.	<p>GN37</p> <p>Development that affects sites and landscapes of architectural and/or historical merit or archaeological importance, or their setting, will only be permitted where it can be demonstrated that it would protect or enhance their character and integrity.”</p>
GN 38 Transport Routes and Improvements	<p>Policy text to GN38 has been updated.</p> <p>GN 36 has been strengthened to ensure no adverse impacts on designated sites.</p>	<p>GN38</p> <p>Improvements to the Transport network (new and improved major and minor roads, rail network improvements, cycleways, multi-use routes, sites for park and ride schemes and roadside service areas) will be permitted where the following criteria are satisfied:</p> <p>a) the choice of route and / or site minimises the impact on the built and natural environment, landscapes and property; and</p> <p>b) Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and</p> <p>c) In the case of roads, cycleways, multi-use routes and park and ride, the scheme will help to improve road safety; and</p> <p>d) In the case of roads a full range of practicable solutions to the transport problem has been considered and road enhancement provides the optimum solution; and</p> <p>e) In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving motorists' needs, not impede the movement of strategic traffic and not undermine retail provision in town centres, local centres or villages'.</p>

Policy / Allocations	Commentary	Revised Policy Text
GN 39 New Waste Management Facilities	There was no HRA of the Regional Waste Plan therefore an assessment has been carried out for the allocations. It is not known what facilities will be proposed and where they might be. However, PCC are obligated to identify land which may be suited to waste management facilities based on any current land uses (B2 General Industrial employment sites). It is unlikely that all sites will come forward in the Plan. Any sites that do would be subject to project level assessment and would direct any development that has the potential for adverse impacts to those locations with a lower risk.	6.163 In accordance with the Regional Waste Plan a choice of locations and sites for new inbuilding facilities for handling and treatment of waste and for new open-air waste handling and treatment facilities is provided. These facilities will normally be provided on appropriate B2 employment sites and major industrial sites, some of which are brownfield and / or related to ports. The B2 sites listed in this policy have been identified in accordance with the approach set out in the Regional Waste Plan, paragraph 10.2.2”
Applicable to all allocations which have uncertain effects (marked ? in assessment tables in Appendix 3).	The allocated sites which have uncertain effects have been mitigated by changing the policy text and including appropriate mitigation measures are identified in the Development Sites SPG to ensure no likely significant effects.	<p>Specific policies which have been changed are GN 1 General Development Policy, GN 3 Infrastructure and New Development, GN 4 Resource Efficiency and Renewable and Low-Carbon Energy Proposals, GN 36 Protection and Enhancement of Biodiversity.</p> <p>A Development Sites SPG has also been produced to set out robust guidance for all development sites in terms of waste water treatment, sewerage, water features, surface water, transport, and any other specifics, for example phasing, Dwr Cymru Welsh Water Asset Management Programme, site specific items such as housing density. The SPG also references protected species which states that the impact on protected species should be minimised and mitigated – this is a consideration for all development sites in the LDP.</p>
Chapter 7		7.5

Policy / Allocations	Commentary	Revised Policy Text
<p>Achieving the Vision: Implementation and Monitoring</p>		<ul style="list-style-type: none"> <li>• In broad terms ‘success’ in plan delivery will result in:</li> <li>• More balanced delivery of urban and rural development;</li> <li>• General improvement in design and sustainability;</li> <li>• Improved resilience of new development to climate change impacts such as extreme weather events and flooding;</li> <li>• Continuing protection and enhancement of biodiversity and landscape</li> <li>• Growth in the provision of affordable and general market housing;</li> <li>• Improved choice of tenure;</li> <li>• A more resilient economic base, with                         <ul style="list-style-type: none"> <li>— Delivery of key strategic sites</li> <li>— Take up of opportunities for farm diversification, and farm based affordable housing through national policy to promote farm management succession;</li> <li>— Improved vitality of the Hub Towns through complementary development, regeneration and revitalised, locally distinctive town centres with a good proportion of independent traders and a reduction in vacancy rates of prime retail areas; and</li> <li>— Delivery of community facilities.</li> </ul> </li> </ul> <p>7.18</p> <p>The key monitoring outcomes shown in figure 2 of this plan indicate those elements of the plan that will attract most attention during annual monitoring. In summary, these are to:</p>

Policy / Allocations	Commentary	Revised Policy Text
		<ul style="list-style-type: none"> <li>• Ensure that development takes place in accord with the strategy of the LDP (outcome 1);</li> <li>• Ensure that no additional flood risk arises from development (outcome 2);</li> <li>• Ensure that development is delivered in line with the settlement hierarchy. (outcome 3);</li> <li>• Achieve high standards of resource and energy efficiency with all new dwellings meeting the standards sets out in national policy (outcome 4);</li> <li>• Provide and secure take-up of new employment land for port and energy/renewable energy related sectors (outcome 5);</li> <li>• Protect safeguarded transport routes from inappropriate development (outcome 6);</li> <li>• Monitor levels of new infrastructure provided over the course of the Plan and progress with the prioritisation/funding and development of key strategic transport schemes and improved ICT connectivity (outcome 7);</li> <li>• Ensure that town and local centre vibrancy and diversity are maintained and that Haverfordwest’s role as a subregional centre is strengthened (outcome 8);</li> <li>• Provide a range of holiday accommodation and visitor attractions are available to meet the different needs of visitors (outcome 9);</li> <li>• Ensure new employment and mixed use sites for live/work units are provided in both urban and rural areas and</li> </ul>

Policy / Allocations	Commentary	Revised Policy Text
		<p>existing sites are safeguarded (outcome 10);</p> <ul style="list-style-type: none"> <li>• Ensure a range of employment sites exist in urban and rural areas (outcome 11);</li> <li>• Ensure that development which would sterilise the safeguarded minerals resource is not permitted (outcome 12);</li> <li>• Ensure that 5,724 new dwellings are provided to deliver 4,274 market dwellings and 1,450 affordable dwellings (outcome 13);</li> <li>• Ensure development is sensitive to the needs of language sensitive communities in scale and nature (outcome 14);</li> <li>• Protect existing community facilities and enhance provision (outcome 15);</li> <li>• Maintain landscape quality, diversity and distinctiveness (outcome 16);</li> <li>• Ensure development does not compromise the favourable conservation status of species and habitats of European significance (outcome 17);</li> <li>• Provide waste facilities to meet the County’s requirements (outcome 18);</li> <li>• Ensure a flourishing historic and built environment (outcome 19);</li> <li>• Achieve high quality sustainable design (outcome 20)</li> </ul>

## APPENDIX 9: Copy of the Deposit HRA Response Form

Please use this form to provide comments on the Habitats Regulations Appraisal of the LDP Deposit. All comments will be made available to the public and cannot be treated as confidential. All forms/comments to be returned by 5 p.m. on 9 March 2011.

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### PART 1: Contact details

	Your contact details	Your Agent's contact details <i>(where relevant)</i>
Title:		
Name:		
Organisation: <i>(where relevant)</i>		
Address:		
Postcode:		
Telephone no:		
Email:		
Preferred method of contact: <i>(Email / Post)</i>		
Language preference: <i>(Welsh / English)</i>		

#### Office Use Only

Representor Number .....

Submission Type  
(Via Swift online, Email, Post, etc) .....



**Part 2: Responding to the HRA**

Please consider the following questions, referring to the paragraph number where appropriate, and continue on a separate sheet if necessary.

**Question 1: Assessment of the Strategic Policies**

Do you have any comments on the appraisal of the strategic policies?

(Please continue on a separate sheet if necessary)

**Question 2: Assessment of the LDP General Policies**

Do you have any comments on the appraisal of the general policies?

(Please continue on a separate sheet if necessary)

**Question 3: Assessment of the Allocated Sites**

Do you have any comments on the appraisal of the allocated sites?

(Please continue on a separate sheet if necessary)

**Question 4: Other comments**

Do you have any other comments about the Habitats Regulations Appraisal Report?

(Please continue on a separate sheet if necessary)