



Pembrokeshire County Council
Local Development Plan Paper: Habitats
Regulations Assessment Screening Report
Preferred Strategy

Development Plans
August 2009

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Non-technical summary

Habitats Regulations Assessment (HRA) is a requirement of the Conservation (Natural Habitats &c.) (Amendments) Regulations 2007 which transpose the Habitats Directive (92/43/EEC) to determine whether a plan is likely to have significant effects on Natura 2000 sites. This document reports the HRA screening of the Pembrokeshire County Council Local Development Plan Preferred Strategy.

HRA screening of the likely significant effects of the Preferred Strategy policies included the identification of Natura 2000 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 Natura 2000 sites for likely significant effects.

This screening has concluded that there is potential for likely significant effects at 9 Natura 2000 sites:

- 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.

There is the potential for in-combination effects at:

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

Potential impacts arise as a result of the housing and employment policies and potential allocations. Following assessment of the detailed policies, policies will be developed which will ensure that no effect on SACs and SPAs.

The next stage of the HRA is to carry out an appropriate assessment of these sites to determine whether there will be likely significant effects, and if so, the most effective mechanisms to mitigate those effects. Sites will be monitored for any changes and any mitigation identified if necessary.

Habitats Regulations Assessment of Preferred Strategy

Chapter 1: Introduction

1.1 This document seeks to screen plans and programmes to establish whether an appropriate assessment is required according to the Conservation (Natural Habitats &c.) (Amendments) Regulations 2007. The Responsible Authority has considered the criteria included within the 2005 Draft Annex to draft Technical Advice Note 5 guidance and has determined that the Local Development Plan for Pembrokeshire County Council has the potential to have significant effects on European sites (alone or in combination with other plans or projects) and will therefore require appropriate assessment as required by Article 6(3) of the Habitats Directive (92/43/EEC) and Regulation 85B of the Conservation (Natural Habitats &c.) (Amendments) Regulations 2007, as amended. There is a requirement for pSPAs, cSACs and Ramsar sites to be included within the Habitats Regulations Assessment (HRA) process.

1.2 This document will outline the process which has been followed for this HRA screening. The method and approach used for this screening is based on Welsh guidance currently available¹. The HRA has three main stages (Table 1). This report outlines the findings for stage 1, the screening for likely significant effects on Natura 2000 Sites.

1.3 This document includes:

- Outline of the method used to screen the Local Development Plan Preferred Strategy (Chapter 2)
- A summary of the Local Development Plan (Chapter 3)
- HRA Screening (Chapter 4)
- Conclusions and next steps (Chapter 5).

¹ The Assessment of Development Plans in Wales under the Provisions of the Habitats Regulations (DRAFT) WAG, 2006 and EU guidance. The Appraisal of Plans under the Habitats Directive, Draft guidance, CCW, March 2009.

TABLE 1: Habitats Regulations Assessment: Key Stages	
Stage 1	
Screening for likely significant effect	<ul style="list-style-type: none"> - 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 - Examine conservation objectives of the interest feature(s) (where available) - Review plan policies and proposals and consider potential effects on Natura 2000 sites (magnitude, duration, location, extent) - Examine other plans and programmes that could contribute to 'in combination' effects
	<ul style="list-style-type: none"> - If no effects likely – report no significant effect (taking advice from CCW as necessary). - If effects are judged likely or uncertainty exists – the precautionary principle applies proceed to stage 2 - If following screening the policies are reviewed and include sufficient mitigation which will ensure no likely significant effects, then the no further Appropriate Assessment needed.
Stage 2	
Appropriate Assessment	<ul style="list-style-type: none"> - Complete additional scoping work including the collation of further information on sites as necessary to evaluate impact in light of conservation objectives - Agree scope and method of AA with CCW - Consider how plan 'in combination' with other plans and programmes will interact when implemented (the Appropriate Assessment) - Consider how effect on integrity of site could be avoided by changes to plan and the consideration of alternatives - Develop mitigation measures (including timescale and mechanisms) - Report outcomes of AA including mitigation measures, consult with CCW and wider [public] stakeholders as necessary - If the plan will not adversely affect European site integrity proceed with plan, but ensure that policies are monitored.
	<ul style="list-style-type: none"> - If effects or uncertainty remain following the consideration of alternatives and development of mitigations proceed to stage 3
Stage 3	
Procedures where significant effect on integrity of international site remains	<ul style="list-style-type: none"> - Consider alternative solutions, delete from plan or modify - Consider if priority species/ habitats affected - 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) - Notify Welsh Assembly Government - Develop and secure compensatory measures

Chapter 2: Method

2.1 The Local Development Plan Preferred Strategy screening has been undertaken using best available guidance². The approach used encompasses two components, firstly by screening the policies of the plan for likely significant effects on Natura 2000 Sites, and secondly by looking at the Natura 2000 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 screening stage has the following key tasks:

- Description of the plan Identification and description of the Natura 2000 sites.
- Review of the plan and policies and identification of likely impacts
- Identification of projects and plans to be considered in combination.
- Consultation with the statutory consultees. The report will be available on the Pembrokeshire County Council website (www.pembrokeshire.gov.uk/planning).

² DRAFT TAN5 (WAG)

Chapter 3: Pembrokeshire County Council Local Development Plan

3.1 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) for a 10 year period, from 2011 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. The LDP is screened throughout the plan preparation process to ensure that any impacts on any of the 19 Natura 2000 sites are identified throughout.

3.2 The Preferred Strategy has developed through consultation with stakeholders and LDP Objectives and Strategic Policies have been developed. These policies and growth options have been screened to determine the likelihood of any significant effects on Natura 2000 sites. The screening also extends to sites outside of the plan area, where the LDP may still have some effect on those sites. Before the next stage in the LDP process, the Deposit Plan, a decision will be made as to whether an appropriate assessment is required.

TABLE 2: Plan details	
Title of the plan/programme	Pembrokeshire County Council Local Development Plan
Plan purpose	To set the framework for development in the County
What prompted the plan (e.g. legislative, regulatory or administrative provision)?	Legislation - Part 6 of the Planning and Compulsory Purchase Act 2004 (The Act) requires the Council to prepare a Local Development Plan (LDP)
Plan subject (e.g. transport)	Planning
Period covered by the plan	2011 – 2021
Frequency of plan updates	Review every 4 years
Plan area	1,015 sq kms
Brief description of the plan	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) for a 10 year period, from 2011 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
Date of screening	July 2009
Contact details of lead officer	Cath Ranson Telephone 01437 775325

Chapter 4: HRA Screening

4.1 The Local Development Plan Preferred Strategy HRA screening requires the identification of the Natura 2000 Sites (Table 3). Sites outside the plan area are identified, as the plan has the potential to affect sites beyond the boundaries. The potential effects of the development plan are then summarised. Other plans and projects are identified for their potential impact in-combination with the Local Development Plan. The Preferred Strategy policies are then screened and the potential effects on Natura 2000 sites are identified. There are 19 Natura 2000 Sites which are in or close to the Plan area.

TABLE 3: Identification of Natura 2000 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/ 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 Orielson 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 The management plans which include features and conservation objectives for each of the sites are available on the CCW website³. Further information is also available on the JNCC website⁴. A full review of baseline data, including environmental data incorporating information on Natura 2000 sites is included in the Sustainability Appraisal Scoping Report which is available separately⁵.

Effects on Natura 2000 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 the each Natura 2000 site in view of the sites conservation objectives.

Potential effects from the Local Development Plan

4.4 There are possible effects from the Local Development Plan which have been listed below. This list is not exhaustive, therefore there may be other effects not identified here. Effects from the plan can be direct, indirect or secondary impacts (alone or in combination with other projects or plans).

4.5 Potential effects from the LDP:

- 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 (e.g. Pembroke Power station operation), traffic, run off from roads.
- Road development, increased traffic.
- Recreation – increase in visitors, disturbance, pollution, litter.
- Waste developments.
- Development of minerals sites – aggregates (sand and gravel), quarries.

³ <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project.aspx>

⁴ <http://www.jncc.gov.uk/page-4>

⁵ http://www.pembrokeshire.gov.uk/content.asp?nav=109,141,1014&parent_directory_id=646&id=13440

4.6 The effects of climate change are also likely to impact on Natura 2000 sites for example through flooding, changes in temperature and flood defence works. This will also need consideration throughout future screening.

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
- Carmarthen County Council LDP
- Ceredigion County Council 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
- Infrastructure Planning Commission and resulting national policy statements (nationally significant infrastructure projects such as energy, oil and gas infrastructure, national networks, airports).
- TAN 8 – Renewable energy
- Others as identified.

4.8 A full review of other plans and projects was undertaken as part of the Sustainability Appraisal Scoping Report (incorporating Strategic Environmental Assessment) and assessment of the Preferred Strategy. This is available as a separate report⁶.

4.9 The LDP will have regard to in-combination effects at every stage of production. There are other developments which could also have in-combination effects. These plans, projects and proposals include 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 Assessment take account of these types of plans, projects and proposals when determining the likely significant effect on Natura 2000 sites. These potential developments have been identified due to their scale and strategic importance in the County and include:

- LNG developments at South Hook and Waterston
- Possible Waterston combined cycle gas turbine Power Station
- SemLogistics refurbishment, Waterston

⁶http://www.pembrokeshire.gov.uk/content.asp?nav=109,141,1014&parent_directory_id=646&id=13440

- Pembroke power station
- Withybush strategic employment park
- Castle Pill Marina, Blackbridge, Milford Haven
- Slade Lane Housing
- Bluestone
- Marina development at Pembroke Dock – Martello Quay
- Marina development at NATO jetty, Burton
- Wave turbines, Ramsey (Tidal Energy Ltd, Eon)
- Wave turbine at St Anns Head (Wave Dragon)
- Feasibility study for current turbines in the Milford Haven.
- Atlantic array windfarm, Bristol Channel
- Former RNAD, Milford Haven
- Former RNAD, Trecwn
- Fishguard marina development
- Housing sites at Monkton, and others
- Fisheries plans
- Others as identified during the process.

4.10 Other potential future developments which may arise will also need to be considered. This applies to development which is nearing or at the application stage. For example development associated with:

- Quarry/mineral site extensions, sand and gravel allocations
- Housing sites
- Energy industry
- Other planning applications
- Development associated with tourism and recreation
- Landfill site extension, waste sites – Policy 135 of JUDP: Trecwn, Pembroke Power Station, Thornton Industrial Estate, Waterston Industrial Estate
- Other industry including those which require large amounts of water
- Allocation of sites as a result of the Regional Waste Plan 1st Review.

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 may mean 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 will include those potential developments which are nearing or at application or consultation stage.

4.12 The results of the Review of Consents (RoC) process for other authorities, particularly the Environment Agency and neighbouring authorities could also have implications for the LDP and this will be considered throughout the RoC where appropriate.

Screening of the Preferred Strategy

4.13 The screening for likely significant effects of the LDP Preferred Strategy has been carried out using an approach which looks at policies and potential effects (see Appendix 1), and also at the Natura 2000 sites with reference to the management plans for the sites along with the potential effects of the LDP (Appendix 2).

4.14 The policies of the LDP Preferred Strategy have been screened against criteria which look at the intended outcomes of the policies, this aids the decision as to whether the policies may have likely significant effect on Natura 2000 sites.

Policy and preferred option screening

4.15 Those policies most likely to impact on Natura 2000 sites are:

- Strategic Policy 1 – Housing requirement
- Strategic Policy 2 – Reserved housing land
- Strategic Policy 4 – Affordable housing
- Strategic Policy 6 – Employment land
- Strategic Policy 7 – Transport improvements
- Strategic Policy 9 – Energy
- Strategic Policy 10 – Tourism
- Strategic Policy 13 – Minerals and waste
- Strategic Policy 14 – Retail – main retail centres
- Strategic Policy 15 – Retail – local retail centres

Effects Uncertain:

- Strategic Policy 5 – Gypsy and traveller sites
- Strategic Policy 8 – Sustainable travel
- Strategic Policy 16 – the role of towns

4.16 The three options for growth all have the potential for likely significant effects on Natura 2000 Sites. The preferred option also has the potential for effects on Natura 2000 Sites.

Screening of SACs and SPAs

4.17 The 19 Natura 2000 sites which were screened to determine whether they would be potentially affected by the LDP Preferred Strategy (Appendix 2). This was carried out by identifying the vulnerabilities of the Natura 2000 sites from the SAC/SPA management plans (using the versions available at the time from the CCW website⁷) and screening against the Preferred Strategy. Nine Natura 2000 sites were identified to go to the next stage. Eight Natura 2000 sites could be subject to in-combination effects, and also go through to the next stage of HRA.

⁷ <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project-landing.aspx>

Chapter 5: Conclusions and next steps

5.1 Further to the screening of the LDP Preferred Strategy for likely significant effects on Natura 2000 Sites in the plan area, following the precautionary approach, it is proposed that Appropriate Assessment may be required for 9 Natura 2000 Sites:

- 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

There is also the potential for in-combination effects with other plans which could impact on:

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

5.2 Increased recreation could be an issue at some Natura 2000 sites: Limestone Coast of SW Wales SAC; St. David's SAC; Castlemartin Coast SPA; Ramsey and St. David's Peninsula SPA. Policies in the LDP will address in-combination effects recreation and tourism.

5.3 HRA screening will take place at Deposit stage and will incorporate any mitigation/changes to policies which will ensure no likely significant effects on the European sites. Where there was some uncertainty the precautionary principle was applied.

5.4 This HRA Screening will be subject to consultation with the statutory consultee Countryside Council for Wales. The Environment Agency will be sent this HRA screening for information. Following consultation this report may be amended.

5.5 Where adverse effects of the policies of the plan can be mitigated, this will ensure no likely significant effects on Natura 2000 sites. The plan will be monitored for likely significant effects.

5.6 The next stage of the HRA is the screening for likely significant effects, which will be undertaken for the LDP Deposit Plan and produced in parallel to the plan. The Appropriate Assessment will assist in ensuring the LDP does not have likely significant effects on the Natura 2000 Sites. The plan will include mechanisms for avoiding or mitigating any likely significant effects.

APPENDIX 1: Policy screening and criteria

Criteria Number	Rationale
Reasons why a policy will not have an effect on a European Site	
1	The policy itself will not lead to development
2	The specific location of the development is unknown, and will be selected following consideration of options and will be screened/appraised again later in the process.
3	The policy will have no effect because development is dependent on implementation of lower tier policies and will be screened/appraised again later in the process.
4	The policy will steer development away from Natura 2000 Sites and associated sensitive areas
5	The policy is intended to protect the natural environment, including biodiversity
6	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.
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 to be 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.

Policy	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?
Preferred Option			
50:50 urban and rural split, with development in the hub towns and service centres, and settlements with services. Distributing housing growth to settlements with some level of service provision based on the rural facilities survey. Use of employment allocations and criteria based employment policies to ensure opportunities are available in urban and rural localities. A general uniformity of policy approach across the whole Plan area, although some spatially distinctive policies will be proposed to encourage local distinctiveness e.g. in relation to Welsh language, design, etc (to be determined at next stage). An approach to retail policy focusing on the regeneration of town centres, supporting services in rural areas and building on the idea of complementarity of centres presented in the Wales Spatial Plan.	7	Y	Y
Three Option Choices			
Option 1: 70:30 Urban Emphasis Option Proposes a 70% urban, 30% rural split of development. Aimed at encouraging development in locations which already had services and infrastructure. Rural allocation to be directed towards settlements with an excellent level of service provision (primary service villages)	7	Y	Y
Option 2: 60:40 Hubs & Locally Distinctive Option Proposes a 60% urban, 40% rural split of development. Aimed at encouraging development in locations with good services and infrastructure. Number of settlements which would be considered suitable for development in rural areas was broadened to direct development towards settlements with a good level of service provision (primary and secondary service villages).	7	Y	Y
Option 3: 50:50 Sustainable Communities Option Proposes a 50% urban, 50% rural split of development. Aims to have a broader level of distribution of development. Development in rural areas would be	7	Y	Y

distributed between clusters of villages between which a minimum level of access to service provision is available. Within sustainable community the percentage of development of housing would be in line with population levels rather than in accordance with the settlement hierarchies.			
Growth options			
Chosen level of growth option: medium to high level of growth, (6,000 homes over the 10 year plan period).	2 / 7	Y	Y
Low Growth Option – 345 homes a year This option sought to meet household requirements based on trend based household projections. These projections assumed the continuation of recent trends of population change in respect of migration, births, fertility and mortality. The figures from the paper suggested that over the 10 year period from 2011 until 2021 a housing completion rate of 345 a year would be required. This would result in a total number of 3450 homes being built over the ten year period between 2011 and 2021.	2 / 7	Y	Y
Medium Growth Option – 470 homes a year This option was based on continuing to provide land to meet average house build rates over the last 10 years. PCC monitors housing completions on an annual basis and has data from 1997 until 2007. Historically over this 10 year period, the average completion rate has been 470 a year (not including the area of the National Park). This would result in a total number of 4700 homes being built over the ten year period between 2011 and 2021.	2 / 7	Y	Y
High Growth Option – 700 homes a year This growth option represents an aspirational one. In order to help foster economic aspirations it was proposed to adopt a high level of growth option of 700 dwellings per annum. Although the average housing completion rate between 1997 and 2007 was 470 a year, completions in 2004-2005 and 2005-2006 were significantly higher, reaching just over 700 in both years. There are	2 / 7	Y	Y

<p>questions about whether such a trend could be maintained in a slowing economy; however it still indicates the potential capacity of the local construction industry to construct at higher than average build rates, which could be further increased by volume builders in the future, if the market were to improve. If a growth option to pursue this trend was followed, this would result in a total of 7000 homes being built over the ten year period between 2011 and 2021.</p>			
<p>Strategic Policies</p>			
<p>Strategic Policy 1 – Housing Requirement Land will be identified for the provision of 49504700 new dwellings over the Plan period (2011 to 2021). These dwellings will be distributed as follows: Hub towns – approximately 2,475350 dwellings. Outside the hub towns distributed according to the settlement hierarchy (set out in chapter 8 of Preferred Strategy – approximately 2,475350 dwellings)</p> <p><i>The Haven Towns ‘hub’ (derived from the Wales Spatial Plan)</i> Haverfordwest Milford Haven Neyland Pembroke Pembroke Dock</p> <p><i>The Fishguard and Goodwick ‘hub’ (derived from the Wales Spatial Plan)</i> Fishguard Goodwick</p> <p><i>Medium sized settlement (town) (derived from the Wales Spatial Plan)</i> Narberth</p> <p><i>Service Centres (derived from the Council’s rural facilities study)</i> Crymych Johnston Kilgetty / Begelly</p>	<p>2 / 7</p> <p>Effects of development in settlements potential effect on SACs/SPAs (Carmarthen Bay and Estuaries SAC; Cardigan Bay; Pembrokeshire Marine SAC; North Pembrokeshire Woodlands; Pembrokeshire Bat Sites and Bosherton Lakes SAC; Preseli SAC; Teifi SAC; Cleddau SAC; Gweunydd Blaencleddau SAC.</p>	<p>Y</p>	<p>Y</p>

<p>Letterston</p> <p><i>Primary Service Villages (derived from the Council's rural facilities study)</i></p> <p>Boncath Cilgerran Clunderwen Croesgoch Hook Lamphey Llandissilio Llangwm Maenclochog Penally Pentlepoir Roch St. Dogmaels St. Florence Wolfscastle</p> <p><i>Secondary Service Villages (derived from the Council's rural facilities study)</i></p> <p>Abercych Blaenffos Broadmoor Burton Bwlchygroes Carew / Sageston Clarbeston Road Coshaston Crundale Eglwysrwr Hayscastle (Pont-yr-Hafod) Hermon</p>			
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<p>Hill Mountain Houghton Hundleton Jeffreyston Lampeter Velfrey Little Newcastle Llanddewi Velfrey Llanstadwell Llanteg Mathry Milton Newchapel New Hedges Pelcomb Cross Puncheston Redberth Reynalton Robeston Wathen Rosemarket Simpson Cross Spittal Square and Compass Summerhill Tavernspite Tegryn Templeton Tiers Cross Waterston</p> <p><i>All Other Settlements and developments in Countryside locations</i> This includes all the remaining settlements and also captures rural developments outside settlements.</p>			
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Strategic Policy 2 – Reserved Housing Land Land will be earmarked and held in reserve for the provision of a further 2,300 dwellings after 2016. This land will only be released if monitoring shows that the 4,700 dwelling target will be met before the end of the Plan period.	8	Y	Y
Strategic Policy 3 – Sustainable Development All proposals must demonstrate how positive economic environmental, social and economic environmental impacts will be achieved and adverse impacts minimised.	5	N	N
Strategic Policy 4 – Affordable Housing An affordable housing target will be set to meet newly arising affordable housing needs and where possible contribute to meeting the backlog of need.	2 / 7	Y	Y
Strategic Policy 5 – Gypsy & Traveller Sites The accommodation needs of Gypsies and Travellers within the plan area, as identified in a Gypsy needs assessment will be provided for.	2 / 7 Depends on the scale and location	?	?
Strategic Policy 6 – Employment Land Sufficient employment land to meet the employment requirements of the County will be provided on a mix of strategic and local employment sites in locations identified for development in the Preferred Strategy.	2 / 7	Y	Y
Strategic Policy 7 – Transport Improvements Transport routes and improvements that deliver the emerging Regional Transport Plan for South West Wales will be safeguarded.	2 / 7	Y	Y
Strategic Policy 8 – Sustainable Travel Proposals for sustainable travel improvements will be supported.	5 / 7 Depends on the scale and location	?	?
Strategic Policy 9 – Energy Energy developments, in particular from renewable sources that are appropriate in scale and location will be supported. Nuclear development will not be supported.	7	Y	Y
Strategic Policy 10 – Tourism Proposals for tourism developments will be supported provided that they are in sustainable locations, contribute to the diversity and quality of attractions, enhance the environment, and benefit local communities.	2 / 7	Y	Y

Comment [h1]: Delete policy

Strategic Policy 11 – Welsh Language Areas will be identified which have a high percentage of Welsh speakers will be protected from inappropriate development to ensure that it will not have an adverse impact on those communities and manage development to ensure that it will not have an adverse impact on those communities.	1	N	N
Strategic Policy 12 – Environment The County's natural and built historic environment and landscape will be protected from inappropriate development and where possible enhanced.	5 / 6 Conserving the built environment could have implications for species.	N	N
Strategic Policy 13 – Minerals and Waste Mineral and waste sites and resources will be provided and/or safeguard in accordance with the Regional Technical Statement for Minerals and the South West Wales Regional Waste Plan.	2 / 7	Y	Y
Strategic Policy 14 – Retail – Main Retail Centres The following hierarchy of main retail centres is defined: Haverfordwest Pembroke Dock and Pembroke Milford Haven Fishguard Narberth. All new retail development should be consistent in scale with the size and character of the centre and its role in the hierarchy. Town Centre boundaries and policies will be defined for these centres. Haverfordwest is identified as a sub-regional centre providing the greatest retail offer in Pembrokeshire. Pembroke Dock, Pembroke, Milford Haven, Fishguard and Narberth all have a significant retail offer which is reflected in their designation as Main Retail Centres.	7	Y	Y
Strategic Policy 15 – Retail – Local Retail Centres Local Retail Centres are identified as: Goodwick, Neyland, Johnston, Crymych,	7	Y	Y

<p>Kilgetty and Letterston.</p> <p>All new retail development should be consistent in scale with the size and character of the Local Retail Centre. New shops which regenerate and increase the vitality and viability of local centres but which do not undermine the vitality and viability of Main Retail centres will be supported.</p> <p>These Centres provide an important retail provision to their areas and contain a variety of shops and other services. The retail provision is significantly below that of Main Retail Centres but still plays an important role within the locality.</p>			
<p>Strategic Policy 16 – The Role of Towns The complementary role of Hub Towns will be developed. A table demonstrating the links between objectives and Strategic Policies will be developed.</p>	7	Y	Y

APPENDIX 2: Summary of 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	Appropriate Assessment required? x No, ✓ Yes, ? Uncertain	
			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.	✓	✓
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.	?	✓
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	Potential effects from development around the Haven Waterway.	✓	✓

	gas (outside remit of LDP). Development (e.g. Energy development, cumulative impacts from slipways) Recreation policy?			
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.	✓	✓
North Pembrokeshire Woodlands SAC (part)	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 (see report from CCW Sept 08)	Potential effects from development in Eglwysrwrw and other relevant policies.	✓	✓
Pembrokeshire Bat Sites and Bosherton Lakes SAC (all of Orielton)	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 bats; insecticide use; climate change; loss of hedgerows	Potential effects from development of housing sites, changes in hedgerows, development of outbuildings, barns.	✓	✓

	(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. Eco-connectivity policy – re hedgerows, trees, fields etc			
Preseli SAC (part)	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 ⁸ 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 and within this buffer.	✓	✓
Afon Teifi SAC (part)	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	✓	✓

⁸ <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)

	overfishing (outside remit of LDP). Damage to habitats outside the site.			
Afonydd Cleddau SAC (part)	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	✓	✓
Yerbeston Tops SAC (all)	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 ⁹ states that there should be minimal marsh fritillary	✓	✓

⁹ <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)

		breeding habitat within 2km of the SAC. Applying a 2km buffer to the SAC places Martletwy within this buffer. Martletwy has not been identified in the settlement hierarchy of the LDP.		
Carmarthen Bay SPA (part)	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	✓
Natura 2000 Sites outside of the plan area				
Limestone Coast of SW Wales SAC	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)
St. David's SAC	Under-grazing (outside remit of LDP). Agricultural improvement (outside remit of LDP). Recreational pressures (if numbers increase).	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	x	✓ (recreation)

		outside of the remit of the LDP.		
Gweunydd Blaencleddau SAC	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 ¹⁰ states that there should be optimal marsh fritillary breeding habitat within 2km of the SAC. Applying a 2km buffer to the SAC places Crymymch within this buffer. Gweunydd Blaencleddau is outside of the catchment for the nearest settlement (Crymymch, in the Taf catchment).	?	x
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 impact on the site. The vulnerabilities of the site are outside of the remit of the	x	✓ (recreation)

¹⁰ <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)

		LDP.		
Ramsey and St. David's Peninsula SPA	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)
Grassholm SPA	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
Skomer and Skokholm SPA	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
Carmarthen Bay Dunes SAC	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)