

## APPENDIX 4: Summary of changes made to ensure no likely significant effect on SACs or SPAs

Policy / Allocations	Commentary	Revised Policy Text
<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>	<p>Policy GN 36 has been strengthened to ensure no adverse effects on designated sites. Specific 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><i>GN 36 Protection and Enhancement of Biodiversity</i></p> <p>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<sup>106</sup>, working with stakeholders and statutory consultees, and using appropriate data sources. Specifically, development proposals that could potentially have an adverse effect on European, internationally or nationally important sites will need detailed assessment before progressing.</p> <p>6.149 This policy aims to ensure that species and their habitats in countryside and urban environments are protected from the potentially adverse effects of development, and where possible enhanced. Potentially</p>

		<p>adverse effects may include disruption to species and habitats prior to, during and/or after construction, or the cumulative impacts of a development, for example unacceptable noise, lighting or traffic impacts. This policy aims to protect against such adverse effects and therefore mitigation and/or enhancement may be required as an integral part of a development proposal. This policy also aims to protect and maintain ecological connectivity corridors and 'stepping stone' habitats, such as road verges, gardens, rivers and green spaces, and where possible to extend these in order to safeguard biodiversity and habitats and prevent their fragmentation and/or species isolation.</p> <p>6.150 The principles underpinning this policy lie at the heart of the Pembrokeshire Local Biodiversity Action Plan (LBAP) and the concept of sustainable development. The LBAP identifies those species and habitats considered to be of national, regional and local importance which this policy aims to protect. Due regard is also given to the Natural Environment and Rural Communities (NERC) Act (2006) Section 42 List of "Species and Habitats of Principal Importance for Conserving the Biological Diversity of Wales". Only in exceptional circumstances will development proposals that detrimentally impact upon such species and/or their habitats be permitted, and in such circumstances the effects must be mitigated through careful design or work scheduling. Translocation is seldom successful in sustaining the nature conservation interest of affected habitats and should not be used to support a proposal which would otherwise be unacceptable.</p> <p><i>Extract from GN 1 General Development Policy</i></p>
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		3. It would not adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park;
SP 3 Employment Land Requirements	The policy is assessed through the specific land allocations.	
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 sites.	<p><i>GN 16 Visitor Attractions and Leisure Facilities</i></p> <p>New visitor attractions and commercial recreation and leisure proposals will be permitted where both the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The site is well located in relation to A or B class roads and/or, rail stations and/or bus routes; and</li> <li>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.</li> </ol>
SP 7 Housing Requirement	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 includes 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	<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</p>

	<p>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>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 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 6 Employment	GN 36 has been strengthened to ensure that no	<i>See GN 36 above.</i>

Allocations	adverse impacts on designated sites. GN 1 and GN 2 will also provide additional assessments of development proposals.	<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, 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>See extracts from GN 2 above.</i></p>
GN 8 (now 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><i>See GN 36 above</i></p> <p><i>See GN 1 General Development Policy above</i></p>
GN 15 (now GN 14) Retail 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><i>See GN 36 above</i></p> <p><i>See GN 1 General Development Policy above</i></p>
GN 23 (now GN 22) Marinas	GN 36 has been strengthened to ensure no adverse impacts on designated sites. GN 1	<p><i>GN 22 Marinas now includes the wording:</i></p>

	<p>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. The marina development at Martello Quays, Pembroke Dock is already consented.</p>	<p>6.90 Policy GN 36, Protection and Enhancement of Biodiversity, will be particularly relevant to any marina proposals with potential to impact on European, international or nationally important sites, in particular the Pembrokeshire Marine SAC.</p> <p><i>See GN 1 and GN 36 above</i></p>
<p>GN 29 (now GN 28) Residential Allocations</p>	<p>Policy GN 36 strengthened to ensure no adverse effects on designated sites. Specific 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.</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>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 includes 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</p>	<p><i>Text has been added to GN 28 Residential Allocations:</i></p> <p>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.</p> <p><i>See comments above for GN 4, GN 2, SPG, GN 27, GN 28, and GN 3.</i></p>

	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.	
GN 33 (now GN 32) Gypsy Traveller Sites and Pitches Policy	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.	<i>See above</i>
GN 39 (now GN 38) Transport Routes and Improvements	GN 36 has been strengthened to ensure no adverse impacts on designated sites.	<i>See above</i>
GN 40 (now 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.	
Applicable to all allocations which have	The 41 allocated sites which have uncertain effects have been mitigated by changing the policy text to	Specific policies which have been changed are GN 1 General Development Policy, GN 2 Sustainable Design, GN

<p>uncertain effects (marked ? in assessment tables in Appendix 2).</p>	<p>ensure no likely significant effects.</p>	<p>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 provisions of open space, 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>
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