

Pembrokeshire County Council
Local Development Plan 2
2017-2033

Habitats Regulations Appraisal Report –
Deposit Plan

Public Consultation Version
15th January 2020 – 11th March 2020

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Non-technical Summary

- i. Habitats Regulations Appraisal (HRA) is a requirement of the Conservation of Habitats & Species Regulations 2017 which transpose the Habitats Directive (92/43/EEC) to determine whether a plan is likely to have significant effects on European sites (Natura 2000 sites). This document reports the HRA screening and assessment of the Pembrokeshire County Council Local Development Plan 2 Deposit.
- ii. HRA screening of the likely significant effects of the Deposit 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 and assessed with reference to the management plans for the 21 European sites considered for likely significant effects.
- iii. The screening has concluded that there is potential for likely significant effects at 13 European sites:
 - Pembrokeshire Marine SAC
 - North West Pembrokeshire Commons SAC
 - North Pembrokeshire Woodlands SAC
 - Pembrokeshire Bat Sites and Bosherton Lakes SAC
 - Preseli SAC
 - Afon Teifi SAC
 - Afonydd Cleddau SAC
 - West Wales Marine SAC
 - Bristol Channel Approaches SAC
 - Carmarthen Bay and Estuaries SAC
 - Cardigan Bay SAC
 - Yerbeston Tops SAC
 - Gweunydd Blaencleddau SAC
- iv. The main elements identified via screening of the Deposit Plan likely to have potential impacts are those relating to housing and employment options particularly those policies where allocations are identified. Other policies may also have potential impacts. Following the appropriate assessment of the screened in policies and allocations, no likely significant effects remain when mitigations measures are incorporated.
- v. As the plan progressed policies have been developed which will ensure that SACs and SPAs are safeguarded.
- vi. The next stage of the HRA is to re-screen and re-assess and changes if appropriate, the later iterations of the Plan which arise as a result of the consultation, 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 Appraisal of Deposit Plan

Chapter 1: Introduction

1.1. This document seeks to screen plans and programmes to establish whether there will be likely significant effects on European sites, as required according to the Conservation of Habitats & Species Regulations 2017. The Responsible Authority has considered the criteria included within Annex 6 to Technical Advice Note (TAN) 5 guidance and has determined that the Local Development Plan 2 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 further screening and assessment as the Plan evolves as required by Article 6(3) of the Habitats Directive (92/43/EEC) and Regulation 105 of the Conservation of Habitats & Species Regulations 2017. 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 HRA is based on Welsh guidance and recommended guidance currently available¹; the precautionary principle has been adopted where uncertainty exists. The HRA has four main stages (Table 1). This report outlines the findings for stages 1 and 2, the screening for and assessment of likely significant effects on European sites.

1.3. This document includes:

- Outline of the method used to screen the Local Development Plan Deposit (Chapter 2)
- A brief summary of the Local Development Plan 2 (Chapter 3)
- HRA screening and where elements screened in, appropriate assessment (Chapter 4)
- Mitigation (Chapter 5)
- Conclusions and next steps (Chapter 6).

TABLE 1: Habitats Regulations Appraisal: Key Stages	
Stage 1	
Screening	<ul style="list-style-type: none"> - Can the plan be exempted, excluded or eliminated? - Gather information about the European sites. - Consider changes that might avoid or reduce effects. - Initial screening for likely significant effects, either alone or in combination. - Consider additional mitigation measures and rescreen plan. - If the plan has no likely significant effect either alone or in combination with plans or projects: Plan can be adopted.

¹Annex 6 of TAN 5, The appraisal of development plans in Wales under the provisions of the Habitats Regulations (WG, 2009) and The Habitats Regulations Assessment Handbook (DTA, Accessed 2019).

Stage 2	
Appropriate Assessment (AA) and the integrity test	<ul style="list-style-type: none"> - Agree the scope and methodology of the AA. - Undertake the AA. - Apply the integrity test, considering further mitigation where required. - Embed further mitigation into the plan. - Consult the statutory body and others. - Is it possible to ascertain no adverse effect on integrity? - If the plan has no adverse effect on the integrity of any European site, either alone or in combination: Plan can be adopted.
Stage 3	
Alternative Solutions	<ul style="list-style-type: none"> - Identify underlying need for the plan? - Identify whether alternative solutions exist that would achieve the objectives of the plan and have no, or a lesser effect on the European site(s)? - Are they financially, legally and technically feasible? - If there are alternative solutions to the plan: the plan cannot be adopted without modification.
Stage 4	
Imperative reasons of overriding public interest (IROPI) and compensatory measures	<ul style="list-style-type: none"> - Is the risk and harm to the site overridden by imperative reasons of public interest (taking account of 'priority' features where appropriate? Note that this is only applicable in highly exceptional circumstances, therefore unlikely for an LDP. - Identify and prepare delivery of all necessary compensatory measures to protect overall coherence of Natura 2000 network. - Notify Welsh Government. - If there are IROPI and compensatory measures: the Plan can be adopted; if not, the Plan cannot be adopted.

Chapter 2: Method

2.1. The Local Development Plan 2 Deposit screening has been undertaken using best available guidance². The approach used encompasses two components, firstly by screening the vision, objectives, policies and allocations of the plan for likely significant effects on European sites, and secondly 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. This stage has the following key tasks:

- Description of the plan
- Identification and description of the European sites.
- Review of the Deposit plan preferred option, policies and allocations and identification of likely impacts
- Identification of potential projects and plans to be considered in combination.
- Consultation with the statutory consultees. The report will be available on the Pembrokeshire County Council website.

2.3. This screening stage has had regard to a ruling of the Court of Justice of the European Court (CJEU) which ruled that Article 6(3) of the Habitats Directive must be interpreted as meaning that mitigation measures (measures intended to avoid or reduce effects) should be assessed within the framework of an appropriate assessment. The screening stage has been undertaken on a precautionary basis without regard to any proposed integrated or additional avoidance or reduction measures.

2.4. Those elements which are screened in are then subject to appropriate assessment whereby mitigation measures are taken into account.

² Technical Advice Note 5 (WG) and The HRA Handbook (DTA)

Chapter 3: Local Development Plan 2 – Deposit

- 3.1. The Replacement Local Development Plan (LDP2) will set out the strategy and policy framework for the development and conservation needs of Pembrokeshire (excluding the area of National Park designation) for the period, from 2017 to 2033. It will detail policies and proposals for the development and use of land in Pembrokeshire, and will be used by the Council to manage development, providing a basis for the consistent determination of planning applications. The LDP2 is screened throughout the plan preparation process to ensure that any impacts on any of the European sites are identified throughout.
- 3.2. The Deposit Plan has developed through consultation with stakeholders, County Councillors and previous consultations on Draft Issues, Vision and Objectives and Strategic Options Papers, and consultation on the Preferred Strategy. The vision, objectives, options, policies and allocations have been screened to determine the likelihood of any significant effects on European sites. The screening also extends to sites outside of the plan area, where the LDP2 may still have some effect on those sites. This process will continue throughout the plan process and at the next stage in the LDP; the deposit plan.

Title of the plan/programme	Pembrokeshire County Council Local Development Plan 2
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	2017 – 2033
Frequency of plan updates	Review every 4 years
Plan area	1,015 sq kms
Brief description of the plan	The Replacement Local Development Plan (LDP2) 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 16 year period, from 2017 to 2033 (12 years from the anticipated adoption date of 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 manage development, providing a basis for the consistent determination of planning applications
Date of screening	Throughout development of the LDP

Contact details of lead officer	Sara Morris Telephone 01437 775325
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Chapter 4: HRA Screening and Assessment

4.1. The Local Development Plan 2 Deposit HRA screening requires the identification of the European 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 2. The Deposit vision, objectives, policies and allocations are then screened and the potential effects on European sites are identified. There are 21 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?
Bristol Channel Approaches SAC (UK0030396)	SR000500	584994 ha	Part of the site is in the plan area
Carmarthen Bay and Estuaries SAC (UK0020020)	SS357991	66092.05 ha	Small part of the site is in the plan area
Cardigan Bay SAC (UK0012712)	SN214641	95857.06 ha	Part of the site is/ adjoins the plan area
Pembrokeshire Marine SAC (UK 0013116)	SM503093	138038.5 ha	Part of the site is in the plan area
North West Pembrokeshire Commons SAC (UK0030229)	SM776273	247.06 ha	Part of the site is in the plan area
North Pembrokeshire Woodlands SAC (UK0030227)	SN046345	313.8 ha	Part of the site is in the plan area
Pembrokeshire Bat Sites and Bosherton Lakes SAC (UK0014793)	SR966954	121.26 ha	The Orierton site is within the plan area
Preseli SAC (UK0012598)	SN110320	2701.68 ha	Adjoins the boundary of the plan area
Afon Teifi SAC (UK0012670)	SN515508	691.07 ha	Part of the site is in the plan area
Afonydd Cleddau SAC (UK0030074)	SM938249	730.55 ha	Part of the site is in the plan area
Yerbeston Tops SAC (UK0030305)	SN057099	18.6 ha	All of the site is in the plan area
Carmarthen Bay SPA (UK9014091)	SS280971	33450.26 ha	Part of the site is in/adjoins the plan area
West Wales Marine SAC (UK0030397)	SM000500	737614 ha	Part of the site is in the plan area
Limestone Coast of SW	SR885969	1583.86 ha	Outside the plan area

Wales SAC (UK0014787)			
St. David's SAC (UK0013045)	SM728285	934.3 ha	Outside the plan area
Gweunydd Blaencleddau SAC (UK0030144)	SN155317	149.13 ha	Outside the plan area
Castlemartin Coast SPA (UK9014061)	SR885999	1114 ha	Outside the plan area
Ramsey and St. David's Peninsula SPA (UK9014062)	SM728284	830.51 ha	Outside the plan area
Grassholm SPA (UK9014041)	SM598092	1774.42 ha	Outside the plan area
Skomer, Skokholm and the Seas off Pembrokeshire SPA (UK9014051)	SM728092	166800.74 ha	Outside the plan area
Carmarthen Bay Dunes SAC (UK0020019)	SN285074	1204.02 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 Natural Resources Wales website³. Further information is also available on the JNCC website⁴. A full review of baseline data, including environmental data incorporating information on European sites is included in the Sustainability Appraisal Scoping, Initial SA and SA Reports which are available separately⁵.

Effects on European sites

4.3. The HRA needs to take into account any likely direct, indirect, or secondary impacts of the plan on each feature of the each European site in view of the sites conservation objectives.

Potential effects from the Local Development Plan 2

4.4. There are possible effects from Local Development Plans 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 and cumulatively with other projects or plans).

Potential effects from LDPs:

- 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, Waste Water Treatment Works (WWTW), Sewage Treatment Works (STW), other sewerage infrastructure).
- Water quantity issues – drainage, abstractions, impacts on sites with hydrological links.

³ <http://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/find-protected-areas-of-land-and-seas/designated-sites/?lang=en>

⁴ <http://www.jncc.gov.uk/page-4>

⁵ <https://www.pembrokeshire.gov.uk/local-development-plan-review>

- 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 and offshore energy developments).
- Effects during different stages of development – construction, operation, decommissioning etc.
- Pollution, including air quality, from industrial processes (e.g. industrial site operations), 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.

4.5. These potential effects could be direct or indirect effects; the effects of climate change are also likely to impact on European sites for example through flooding, changes in temperature and flood defence works. This will also need consideration throughout future screening.

In-combination effects

4.6. The LDP2 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
- National Development Framework
- Joint (Local) Transport Plan for SW Wales
- Welsh Government National Transport Plan 2015
- TAN 21 – Waste, Towards Zero Waste and the Collections, Infrastructure and Markets Sector Plan.
- Pembrokeshire Coast National Park LDP (LDP1 and review) and Management Plan
- Large developments at South Hook and Waterston
- Milford Haven Port Authority Plans
- Carmarthenshire County Council LDP1 and review
- Ceredigion County Council LDP1 and review
- Regional Technical Statement Regional Aggregates for the North Wales and South Wales Regional Aggregate Working Parties 1st Review
- Utilities plans or projects, including Dwr Cymru Welsh Water
- Natural Resources Wales Plans – various plans including River Basin Management Plan.
- Shoreline Management Plans
- Welsh National Marine Plan
- Marine Protected Areas Network Management Action Plan for Wales
- 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 proposals
- Well-being Plan for Pembrokeshire
- Air Quality Management Areas
- Others as identified.

4.7. 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 and Deposit. This is available as a separate report⁶ and has been considered in later iterations of the Plan and HRA.

4.8. The LDP2 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 LDP1 allocations until the plan is adopted, 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. These potential developments have been identified due to their scale and strategic importance in the County and include:

- Withybush strategic employment site
- Withybush Food Park
- Blackbridge strategic employment site
- Pembrokeshire Science and Technology Park, Pembroke Dock
- Trecwn strategic employment site
- Haven Waterway Enterprise Zone sites
- Swansea Bay City Deal projects
- Marina developments
- Offshore wave turbines
- Greenlink cable (between Wexford, Ireland and Pembrokeshire).
- Key elements of Haverfordwest Masterplan proposals, and masterplans for other towns.
- Major projects for delivery of Green Infrastructure.
- Others as identified during the process.

4.9. 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:

- Areas of search for sand and gravel under LDP1.
- Quarry/mineral site extensions.
- Major minerals proposals
- Other major housing proposals (including affordable, market, and specialist / supported housing and accommodation for gypsy travellers)
- Other major employment proposals
- Major port and energy related proposals – including land based development to enable offshore renewable energy schemes.
- Proposals associated with tourism and recreation
- Major waste proposals, including landfill site extension, waste sites under LDP 1

⁶ <https://www.pembrokeshire.gov.uk/local-development-plan-review/sustainability-appraisal-strategic-environmental-assessment>

- Other industry including those which require large amounts of water
- Major retail and town centre regeneration proposals
- Major transport schemes
- Agricultural schemes
- Others as identified during the process.

4.10. The uncertainties surrounding Brexit could also impact European sites as development in rural communities could change as a result. The impacts of this are uncertain at this time, however this will be monitored throughout the plan. Other areas of uncertainty also exist around potential Nitrates Vulnerable Zone designations. These uncertainties will be factored in where possible and based on information available.

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 Natural Resources Wales (NRW, formerly the Environment Agency Wales), Dŵr Cymru Welsh Water and neighbouring authorities could also have implications for the LDP2 and this will be considered where appropriate. NRW has reviewed all consents under the Habitats Regulations.

Screening and Assessment of the Deposit Plan

4.13. The screening for likely significant effects of the LDP2 Deposit Plan has been carried out using an approach which looks at the objectives, policies, allocations and the potential effects, and also at the European sites with reference to the management plans for the sites along with the potential effects of the LDP2 (See Appendices).

4.14. The LDP2 Deposit has been screened against criteria/categories which look at the intended outcomes of the policies, this aids the decision as to whether the policies may have likely significant effect on European sites. The criteria are based on guidance provided in the HRA Handbook (DTA, accessed 2019). The allocations have also been screened and where screened in, these have been further assessed.

Vision and Objectives

4.15. The LDP vision and objectives were screened, overall the vision and the majority of the objectives are aspirations and will not have likely significant effects on European sites.

Strategic Options Screening

- 4.16. The preferred growth and spatial option has the potential for likely significant effects on European sites and has been screened at this stage in the process. The options are high level elements of the strategy and refer to how growth is generally directed within the plan area and are dependent on other policies in the plan to deliver the growth, the detailed policies to deliver the strategy are screened separately.

Strategic and General Policies Screening

- 4.17. Policies are summarised below which have potential to have a likely significant effect on European sites:

SP 10 Countryside
SP 12 Port and Energy Related Development
SP 13 Strategic Employment Provision
SP 15 Visitor Economy
SP 18 Transport Infrastructure and Accessibility
SP 19 Waste Prevention and Management
GN 4 Resource Efficiency and Renewable and Low-carbon Energy Proposals
GN 5 Renewable Energy – target and allocations
GN 6 Employment Proposals
GN 7 Employment Allocations
GN 8 Mixed-use Housing and Employment Proposals
GN 10 Extensions to Employment Sites
GN 11 Residential Development
GN 14 Residential Allocations
GN 18 Specialist and Supported Accommodation
GN 19 Specialist and Supported Accommodation Allocations
GN 20 Gypsy and Traveller Sites and Pitches
GN 22 Protection and Enhancement of the Historic Environment
GN 23 Community Facilities
GN 24 Community Facility Allocations
GN 27 Farm Diversification
GN 28 Conversion or Change of Use of Agricultural Buildings
GN 29 Marinas
GN 30 Transport Routes and Improvements
GN 31 Working of Minerals
GN 36 Coastal Change
GN 42 Visitor Attractions and Leisure Facilities
GN 43 Serviced and Hotel Accommodation
GN 44 Caravan, Camping and Chalet Development
GN 45 Site Facilities on Existing Caravan and Camping Sites
GN 46 Waste Management Facilities
GN 47 Disposal of Waste on Land

- 4.18. Those policies which were screened in required further appropriate assessment and were identified above. These policies were then assessed fully in Appendix 3.

Screening and assessment of allocated sites

- 4.19. Allocated sites are screened against the same criteria as used for the policies. If sites are screened in, these have then been assessed against the conservation objectives.
- 4.20. Where specific details about any proposals is not known at this stage, HRA will be considered at planning stage.

Screening of SACs and SPAs

- 4.21. The 21 European sites were screened to determine whether they would be potentially affected by the LDP2 Deposit Plan (Appendix 4). This was carried out by identifying the vulnerabilities of the European sites from the relevant SAC/SPA management plans (using the versions available at the time from the NRW website⁷) and screening against the likelihood of impacts of the Deposit Plan. 13 European sites were identified as possibly having likely significant effects.

⁷ <http://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/find-protected-areas-of-land-and-seas/designated-sites/?lang=en>

Chapter 5: Mitigation

- 5.1. HRA guidance 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, or mitigation measures) should be considered as part of the assessment process and the plan making authority will take these into account in the appropriate assessment, often collectively referred to as 'mitigation measures'. The process of the appropriate assessment of those policies and allocations that were screened in, has been undertaken in parallel considering potential mitigation measures. This is as a consequence of the Court of Justice ruling in the case of *People Over Wind*⁸, whereby it was deemed not appropriate to take account of mitigation measures which might be incorporated into the plan at the screening stage. However the court explicitly emphasised at para 36 that 'a full and precise analysis of the measures capable of avoiding or reducing any significant effects' must be carried out at the stage of the appropriate assessment. The next step in this appropriate assessment is therefore to seek to incorporate mitigation measures which might be relied upon to avoid any adverse effects to the integrity of the European sites potentially affected.
- 5.2. Appendices 2 and 3 therefore considered each of the policies or potential allocations identified, in light of potential mitigation measures which might be incorporated into the plan.
- 5.3. Mitigation of the likely significant effects of the screened in Plan policies and allocations has been undertaken through the strong wording of policies and their criterion from the outset of plan production, and also from past experience of the development of LDP 1, to ensure that protected sites and habitats, biodiversity and the environment of Pembrokeshire are safeguarded against development, and most importantly that there are no impacts on European sites.
- 5.4. The Deposit Plan includes policies which require development to incorporate sustainable drainage systems, water conservation measures, robust policies in terms of biodiversity and European sites, landscape, green infrastructure, and additionally the development of SPG to support these areas. Relevant policies which will mitigate include:

SP 1 Creating Sustainable Places
SP 11 Maintaining and Enhancing the Environment
GN 1 General Development Policy
GN 2 Sustainable Design
GN 3 Infrastructure and New Development

⁸ CJEU ruling: <http://curia.europa.eu/juris/document/document.jsf?docid=200970&doclang=EN>

GN 4 Resource Efficiency and Renewable and Low-carbon Energy Proposals

GN 35 Green Infrastructure

GN 39 Maintenance and Enhancement of Biodiversity – all development will be conditional on meeting this policy. This can include in relation to bat flyways, lighting, etc., therefore the policy or proposal cannot undermine the conservation objectives of the European sites. The Deposit Plan will also be required to comply with Planning Policy Wales, Technical Advice Note 5, and the Environment (Wales) Act. criterion 5.191 of GN 39 also states that European sites are a material consideration in all development proposals.

Supplementary Planning Guidance (SPG) on Development Sites⁹ 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. The SPG also specifies measures for allocations in relation to ecology, European sites and other elements which need to be considered. A new and updated Biodiversity SPG is also being developed.

- 5.5. For those policies in the Plan which will result in development occurring at unspecified locations, and where there may be potential impacts on European sites. Where the location of development is not known a project level assessment will be undertaken as part of the planning application assessment, prior to determination.

⁹ www.pembrokeshire.gov.uk/planning

Chapter 6: Conclusions and next steps

- 6.1. Further to the screening of the LDP2 Preferred Strategy, the Deposit Plan has been re-screened for likely significant effects on European sites in the plan area, following the precautionary approach for the Preferred Strategy, the Deposit Plan was looked at overall and considering all policies. It is concluded that the Deposit Plan is unlikely to have a likely significant effect on SACs or SPAs due to the mitigation measures developed during preparation of the Plan.
- 6.2. The plan making 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 will highlight protected species issues where necessary and the Biodiversity Policy has been strengthened (GN 39). This allows for greater protection to the biodiversity resource as a whole across the Plan area.
- 6.4. This HRA Screening and shadow HRA of the Deposit LDP is subject to consultation with the statutory consultee Natural Resources Wales, and as part of a wider consultation in conjunction with the LDP and its accompanying Sustainability Appraisal (incorporating Strategic Environmental Assessment). Following this consultation this report may be revised, with changes well documented.
- 6.5. Where potential adverse effects of the Plan policies are 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 an objective to:

Protect and enhance the County's environment, biodiversity and habitats.
- 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
- 6.7. It was proposed that there may be potential effects at 13 European sites:
 - Pembrokeshire Marine SAC
 - North West Pembrokeshire Commons SAC
 - North Pembrokeshire Woodlands SAC
 - Pembrokeshire Bat Sites and Bosherton Lakes SAC
 - Preseli SAC

- Afon Teifi SAC
- Afonydd Cleddau SAC
- West Wales Marine SAC
- Bristol Channel Approaches SAC
- Carmarthen Bay and Estuaries SAC
- Cardigan Bay SAC
- Yerboston Tops SAC
- Gweunydd Blaencleddau SAC

6.8. There is the potential for in-combination effects with other plans which has been considered as the plan progresses.

6.9. Increased recreation could be an issue at some European sites: Limestone Coast of SW Wales SAC; St. David's SAC; Castlemartin Coast SPA; Ramsey and St. David's Peninsula SPA.

6.10. This HRA Screening and Assessment will be subject to consultation with the statutory consultee Natural Resources Wales. Following consultation this report will be updated and amended.

6.11. The next stage of the HRA is the screening for likely significant effects of any changes proposed following consultation on the LDP2 Deposit Plan which will be produced in parallel to the plan. The HRA process will assist in ensuring the LDP2 does not have likely significant effects on European sites. The plan includes mechanisms for avoiding, mitigating or reducing any likely significant effects and the plan will also be subject to monitoring of the effects of the plan.

APPENDIX 1: Features of European sites

UK0030396 Bristol Channel Approaches SAC (Part)

1351 Harbour porpoise *Phocoena phocoena* – Condition not yet available.

UK0020020 Carmarthen Bay and Estuaries SAC (Part)

1110 Sandbanks which are slightly covered by sea water all the time – unfavourable (also unfavourable in March 2007)

1130 Estuaries – unfavourable (unfavourable March 2007)

1140 Mudflats and sandflats not covered by seawater at low tide – unfavourable (unfavourable March 2007)

1160 Large shallow inlets and bays – unfavourable

1310 *Salicornia* and other annuals colonising mud and sand – favourable

1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritima*) – unfavourable

1103 Twait shad *Alosa fallax* – unfavourable

1095 Sea lamprey *Petromyzon marinus* – unfavourable

1099 River lamprey *Lampetra fluviatilis* – unfavourable

1102 Allis shad *Alosa alosa* – unfavourable

1355 Otter *Lutra lutra* - favourable

UK0012712 Cardigan Bay SAC (Part)

1110 Sandbanks which are slightly covered by sea water all the time – unfavourable

1170 Reefs – favourable

8330 Submerged or partially submerged sea caves – unknown

1349 Bottlenose dolphin *Tursiops truncatus* – favourable

1095 Sea lamprey *Petromyzon marinus* – unknown

1099 River lamprey *Lampetra fluviatilis* – favourable

1364 Grey seal *Halichoerus grypus* – favourable

UK0013116 Pembrokeshire Marine SAC (Part)

1130 Estuaries – unfavourable

1160 Large shallow inlets and bays – unfavourable

1170 Reefs – unfavourable

1110 Sandbanks which are slightly covered by sea water all the time – unfavourable

1140 Mudflats and sandflats not covered by seawater at low tide – unfavourable
1150 Coastal lagoons – unfavourable
1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) – unfavourable
8330 Submerged or partially submerged sea caves – unknown
1364 Grey seal *Halichoerus grypus* – favourable
1441 Shore dock *Rumex rupestris* – favourable
1095 Sea lamprey *Petromyzon marinus* – unfavourable
1099 River lamprey *Lampetra fluviatilis*
1102 Allis shad *Alosa alosa* – favourable
1103 Twaite shad *Alosa fallax* – favourable
1355 Otter *Lutra lutra* – favourable

UK0030229 North West Pembrokeshire Commons SAC (part on boundary)

4030 European dry heaths – unfavourable (recovering)
7140 Transition mires and quaking bogs – unfavourable (unclassified)
4010 Northern Atlantic wet heaths with *Erica tetralix* – unfavourable (recovering)
1831 Floating water-plantain *Luronium natans* – unfavourable (unclassified)

UK0030227 North Pembrokeshire Woodlands SAC (part)

91A0 Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles – unfavourable (declining)
91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) – favourable (maintained)
1308 Barbastelle bat *Barbastella barbastellus* – favourable (unclassified)

UK0014793 Pembrokeshire Bat Sites and Bosherton Lakes SAC (Orierton)

3140 Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp. – unfavourable (unclassified)
1304 Greater horseshoe bat *Rhinolophus ferrumequinum* – favourable (unclassified)
1303 Lesser horseshoe bat *Rhinolophus hipposideros* – favourable (unclassified)
1355 Otter *Lutra lutra* – unfavourable (unclassified)

UK0012598 Preseli SAC (part on boundary)

4010 Northern Atlantic wet heaths with *Erica tetralix* – unfavourable (unclassified)
4030 European dry heaths – unfavourable (unclassified)

- 7150 Depressions on peat substrates of the *Rhynchosporion* – favourable (maintained)
- 7230 Alkaline fens – favourable (unclassified)
- 1044 Southern damselfly *Coenagrion mercuriale* – favourable (maintained)
- 1065 Marsh fritillary butterfly *Euphydryas (Eurodryas, Hypodryas) aurinia* – unfavourable (unclassified)
- 1393 Slender green feather-moss *Drepanocladus (Hamatocaulis) vernicosus* – favourable (maintained)

UK0012670 Afon Teifi SAC (Part)

- 3260 Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation – favourable (maintained)
- 3130 Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoëto-Nanojuncetea* – favourable (unclassified)
- 1096 Brook lamprey *Lampetra planeri* – unfavourable (unclassified)
- 1099 River lamprey *Lampetra fluviatilis* – unfavourable (unclassified)
- 1106 Atlantic salmon *Salmo salar* – unfavourable (unclassified)
- 1163 Bullhead *Cottus gobio* – unfavourable (unclassified)
- 1355 Otter *Lutra lutra* – favourable (maintained)
- 1831 Floating water-plantain *Luronium natans* – favourable (maintained)
- 1095 Sea lamprey *Petromyzon marinus* – unfavourable (unclassified)

UK0030074 Afonydd Cleddau SAC (Part)

- 3260 Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation – favourable (maintained)
- 7110 Active raised bogs – unfavourable (unclassified)
- 91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) – unfavourable (unclassified)
- 1096 Brook lamprey *Lampetra planeri* – unfavourable (unclassified)
- 1099 River lamprey *Lampetra fluviatilis* – unfavourable (unclassified)
- 1163 Bullhead *Cottus gobio* – unfavourable (unclassified)
- 1355 Otter *Lutra lutra* – favourable (maintained)
- 1095 Sea lamprey *Petromyzon marinus* – unfavourable (unclassified)

UK0030305 Yerboston Tops SAC (All)

- 6410 *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*) – unfavourable (2012 and 2005)
- 1065 Marsh fritillary butterfly *Euphydryas (Eurodryas, Hypodryas) aurinia* – unfavourable (2012 and 2005)

UK9014091 Carmarthen Bay SPA (Part)

Common Scoter *Melanitta nigra* – not assessed (from European data form - 1% of the population over winter)

UK0030397 West Wales Marine SAC (Part)

1351 Harbour porpoise *Phocoena phocoena* – not yet available.

The European sites which are outside the Plan area are also screened for Habitats Regulations Assessment. There are 8 sites.

UK0014787 Limestone Coast of SW Wales SAC

1230 Vegetated sea cliffs of the Atlantic and Baltic coasts – unfavourable (declining*)

2130 Fixed dunes with herbaceous vegetation ('grey dunes') – unfavourable (declining*)

4030 European dry heaths – unfavourable (declining)

6210 Semi-natural dry grasslands and scrubland facies: on calcareous substrates (*Festuco-Brometalia*) – unfavourable (un-classified*)

8310 Caves not open to the public – favourable (maintained*)

8330 Submerged or partially submerged sea caves – favourable*

1304 Greater horseshoe bat *Rhinolophus ferrumequinum* – favourable (maintained*)

1654 Early gentian *Gentianella anglica* – unfavourable (no-change*)

1395 Petalwort *Petalophyllum ralfsii* – favourable (maintained*)

UK0013045 St. David's SAC

1230 Vegetated sea cliffs of the Atlantic and Baltic coasts – unfavourable (recovering)

4030 European dry heaths – unfavourable (recovering)

1831 Floating water-plantain *Luronium natans* – favourable (maintained)

UK0030144 Gweunydd Blaencleddau SAC

4010 Northern Atlantic wet heaths with *Erica tetralix* – unfavourable (recovering)

7130 Blanket bogs – unfavourable (recovering)

6410 *Molinia* Meadows – unfavourable (recovering)

7140 Transition mires and quaking bogs – unfavourable

7230 Alkaline fens – favourable (maintained)

1065 Marsh fritillary butterfly *Euphydryas (Eurodryas, Hypodryas) aurinia* – unfavourable

1044 Southern damselfly *Coenagrion mercuriale* – favourable

UK9014061 Castlemartin Coast SPA

Chough *Pyrhacorax pyrrhacorax* – favourable

UK9014062 Ramsey and St. David's Peninsula SPA

Chough *Pyrhacorax pyrrhacorax* – favourable

UK9014041 Grassholm SPA

Gannet *Morus bassanus* – favourable

UK9014051 Skomer, Skokholm and the Seas off Pembrokeshire SPA

Razorbill *Alca torda* – favourable

Atlantic Puffin *Fratercula arctica* – favourable

Storm Petrel *Hydrobates pelagicus* – not assessed

Manx Shearwater *Puffinus puffinus* – not assessed

UK0020019 Carmarthen Bay Dunes SAC

2110 Embryonic shifting dunes

2120 Shifting dunes along the shoreline with *Ammophila arenaria* ('white dunes')

2130 Fixed dunes with herbaceous vegetation ('grey dunes') * Priority feature

2170 Dunes with *Salix repens ssp. argentea* (*Salicion arenariae*)

2190 Humid dune slacks

1014 Narrow-mouthed whorl snail *Vertigo angustior*

1395 Petalwort *Petalophyllum ralfsii*

1903 Fen orchid *Liparis loeselii*

Note that condition for the marine SACs (Carmarthen Bay and Estuaries; Cardigan Bay; and Pembrokeshire Marine) are based on indicative site level feature condition assessments undertaken in 2017. Others are based on previous NRW (previously CCW) assessments¹⁰.

¹⁰ Natural Resources Wales <http://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/find-protected-areas-of-land-and-seas/indicative-feature-condition-assessments-for-european-marine-sites-ems/?lang=en> and <http://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/find-protected-areas-of-land-and-seas/designated-sites/?lang=en>

APPENDIX 2: Screening of Vision, Objectives, Preferred Option and Policies

Note that where Policies define Allocations, these are screened separately in Appendix 3.

Screening and criteria/categories

Category	Rationale
A	General statement of policy / general aspiration (screened out)
B	Policy listing general criteria for testing the acceptability / sustainability of proposals (screened out)
C	Proposal referred to but not proposed by the plan (screened out)
D	General plan-wide environmental protection / site safeguarding / threshold policies (screened out)
E	Policies or proposals which steer change in such a way as to protect European sites from adverse effects (screened out)
F	Policy that cannot lead to development or other change (screened out)
G	Policy or proposal that could not have any conceivable effect on site (screened out)
H	Policy or proposal the (actual or theoretical) effects of which cannot undermine the conservation objectives (either alone or in combination with other aspects of this or other plans or projects) (screened out)
I	Policy or proposal which may have a likely significant effect on a site alone (screened in)
J	Policy or proposal with an effect on a site but unlikely to be significant alone, so need to check for likely significant effects in combination (screened in)
K	Policy or proposal unlikely to have a significant effect either alone or in combination (screened out after the in combination test)
L	Policy or proposal which might be likely to have a significant effect in combination (screened in after the in combination test)
M	Bespoke area, site or case-specific policies or proposals intended to avoid or reduce harmful effects on a European site (screened in)

Assessment criteria – based on a review of the conservation objectives for each site, potential impacts and how the identified impacts might be mitigated.

Element of plan	Assessment and rationale	Category	Screening conclusion
Vision	General aspirations for the Plan area	A	Screened out
LDP Objectives A-K			
A) Mitigate and respond to the challenge of Climate Change.	General statement	A	Screened out
B) Deliver high quality development where place-making is supported by sustainable design which responds appropriately to cultural and built heritage, landscape and townscape.	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out
C) Sustain and enhance the rural and urban economy by supporting start-up businesses, rural diversification, changing agricultural practices, the visitor economy, and the expansion of Small and Medium Enterprises	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out
D) Sustain resourceful communities by providing a range and mix of homes supported by key community facilities and services.	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out
E) Build on the County's strategic location for green/blue energy, maritime and port related development	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out
F) Protect and promote the Welsh language.	General statement	A	Screened out
G) Support a range of uses in Town Centres to assist regeneration.	General statement	A	Screened out
H) Promote accessible and healthy environments for both people and wildlife through the protection and delivery of green infrastructure.	General statement	A	Screened out
I) Improve access to goods and services by facilitating improvements in infrastructure ¹¹ and community facilities and directing development to sustainable locations.	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out
J) Protect and enhance the County's environment, biodiversity and habitats.	General statement	A	Screened out
K) Prevent waste arising and ensure resources are used responsibly.	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out

¹¹ Note that infrastructure includes mobile and broadband provision, transport improvements and sewerage capacity.

Screening			Shadow HRA		
Policy	Category (criteria A-M)	Screening conclusion	LSE Y, N, ?	In-combination Y, N, ?	Assessment having taken into account mitigation
<i>Preferred Spatial Option</i>					
<p>Service Based Focus – Housing Allocations are distributed in settlements according to the current level of services provided within them – in urban / main towns (60%) and individual rural settlements (40%) with a good level of service (Narberth Rural Town, Service Centres and Service Villages).</p> <p>The preferred policy approach within rural areas was a combination of the options, and will include:</p> <ul style="list-style-type: none"> • Settlement Clusters to differentiate between the sustainability of Local Villages, • The use of Settlement Boundaries within the Settlement Hierarchy, • Some opportunities for infill in defined circumstances and locations, • The development of market housing in all Local Village locations but with higher levels of commuted sums to support Affordable Housing delivery in less sustainable locations. 	F	Screened out: Option is not spatially specific.	N/A		
<i>Preferred Growth Option</i>					
Based on a combination of the 15 year migration trend scenario (PG Long Term Scenario) which suggests a need for 408 homes a year and the two build rate scenarios which demonstrate delivery of 416 homes a year over the last 10 years and 443	F	Screened out: Option is high level policy position which is not spatially specific	N/A		

homes a year over the last 5 years. 7,820 dwellings to enable delivery of 6,800 homes over the plan period and 2,200 new jobs.					
Strategic Policies					
<p>SP 1 Creating Sustainable Places</p> <p>All proposals must ensure that development supports the delivery of economic, social, environmental and cultural well-being and sustainable development.</p> <p>Development proposals should demonstrate the following:</p> <ol style="list-style-type: none"> 1. Resource efficiency 2. Maintenance and enhancement of biodiversity 3. Promotion of health and well-being 4. Equality of access 5. Accessibility to services 6. Support for the Welsh Language 7. Reduced contribution to climate change 	B	Screened out: general statement of policy.	N/A		
<p>SP 2 Housing Requirement</p> <p>Provision is made for approximately 7,480 dwellings in the Plan period, to enable delivery of 6,800 dwellings (425 per year).</p>	A	Screened out: general statement of policy which does not define spatial distribution.	N/A		
<p>SP 3 Affordable Housing Target</p> <p>The Plan will provide a minimum of 2,000 new affordable dwellings (125 per year).</p>	A	Screened out: general statement of policy with locations not specified.	N/A		
<p>SP 4 Supporting Prosperity</p> <p>The Plan will support the delivery of 2,200 jobs across Pembrokeshire to support prosperity and economic growth. To enable this to happen, 1,026 hectares of employment land is allocated across the Plan area.</p>	A	Screened out: general statement of policy, no specific spatial distribution.	N/A		
<p>SP 5 Settlement Hierarchy – A Sustainable Settlement Strategy</p> <p>A settlement hierarchy is defined on the basis of their functional characteristics and availability of services and facilities.</p>	F	Screened out: high level policy, later policies in the plan will direct development – these policies are assessed separately.	N/A		

Urban Settlements Rural Settlements – Rural Towns, Service Centres, Service Villages, Local Villages.				
<p>SP 6 Settlement Boundaries</p> <p>Settlement Boundaries are shown for all settlements and define the areas within which development opportunities may be appropriate. In Urban Settlements Rural Town, Service Centres and Service Villages Settlement Boundaries define the physical, functional and visual extent of the settlement and take into account proposed allocations. Local Village Settlement Boundaries are defined more tightly, limiting opportunities to small scale infill and rounding off, although greater opportunities exist for development in Cluster Local Villages</p> <p>Outside settlements boundaries, groups of dwellings are considered to be hamlets. GN 12 sets out the approach for infill proposals in those locations. All other locations outside Settlement Boundaries are considered to be Countryside locations.</p>	F	Screened out: high level policy, later policies in the plan will direct development.	N/A	
<p>SP 7 Regional Growth Centres and Urban Settlements</p> <p>Within Regional Growth Centres and Urban Settlements, development will support sustainable communities, complementary relationships between growth towns, place-making and well-being by ensuring:</p> <ol style="list-style-type: none"> 1. Accessibility by a range of sustainable modes of transport; 2. High quality accommodation that supports diversity within the residential market, access to existing and proposed services and the housing needs of communities; 3. Opportunities for new commercial, retail, employment, tourism, leisure, recreational, green infrastructure and community facilities. <p>Exceptionally, appropriate land uses which are well-related to the Settlement Boundary can take place provided they satisfy this</p>	F	Screened out: high level policy setting out land use priorities.	N/A	

<p>and all other policy considerations, including compatibility with Regeneration Frameworks.</p>				
<p>SP 8 Narberth Rural Town, Service Centres and Service Villages</p> <p>Within Narberth Rural Town, Service Centres and Service Villages, development will encourage sustainable communities, a thriving rural economy, place making and well-being by ensuring</p> <ol style="list-style-type: none"> 1. Development is of a scale and nature identified as being appropriate for the settlement 2. High quality accommodation of tenure(s) appropriate for the housing needs of the community 3. Opportunities for new commercial, employment, retail, tourism, leisure, recreational, open space, green infrastructure and community facilities which are accessible and serve the local community <p>Exceptionally, appropriate land uses which are well-related to the Settlement Boundary can take place provided they satisfy this and all other policy considerations</p>	<p>F</p>	<p>Screened out: high level policy setting out land use priorities.</p>	<p>N/A</p>	
<p>SP 9 Local Villages</p> <p>At Local Villages, development will encourage sustainable communities, place-making and well-being of the local community by ensuring</p> <ol style="list-style-type: none"> 1. Development is of a scale and nature identified as being appropriate to the village or cluster village 2. High quality accommodation of tenure(s) appropriate for the housing needs of the community 3. Employment or enterprise which would support the rural economy 4. Provides a recreational, open space, leisure, green infrastructure or community facility which serves the local community and is within or well related to the Settlement Boundary. <p>Cluster Villages are identified as being: Barnlake, Broadmoor,</p>	<p>F</p>	<p>Screened out: high level policy setting out land use priorities.</p>	<p>N/A</p>	

Burton, Burton Ferry, Camrose, Castlemorris,, Cresselly, Deerland, Little Newcastle, Lower Freystrop, Maddox Moor, Maidenwells, Mascle Bridge, Milton, Pen-y-Bryn, Pleasant Valley, Postgwyn, Sardis, Thornton, Waterston.					
<p>SP 10 Countryside</p> <p>Proposals for development in Countryside locations will be supported where it is an essential requirement for people who live and work there and where it respects its landscape setting and the natural and built environment. Development which minimises visual impact on the landscape and relates to one of the following will be promoted:</p> <ol style="list-style-type: none"> 1. Enterprises for which a countryside location is essential; including One Planet Development. 2. Opportunities for rural enterprise workers to be housed in suitable accommodation that supports their employment; 3. Appropriate agricultural diversification schemes; and 4. The re-use and conversion of appropriate existing buildings 	I	Screened in: although the policy is a strategic level and is not spatially specific, there is the potential for effects on European sites.	N	N	The policy is a strategic policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.
<p>SP 11 Maintaining and Enhancing the Environment</p> <p>Pembrokeshire’s environment (including species, habitats, landscapes and the systems which underpin them) will be protected from materially harmful development.</p> <p>Where opportunities exist to enhance the condition, extent and/or connectivity of these features to improve the functioning and resilience of ecosystems, or to improve appropriate access to green spaces, these should be included within a development scheme.</p>	D	Screened out: general plan wide environmental protection policy	N/A		
<p>SP 12 Port and Energy Related Development</p> <p>Development proposals for appropriate industrial and port related facilities and infrastructure, including energy proposals directly related to port locations, will be supported at the Ports of Milford Haven and Fishguard and within the Haven Waterway Enterprise Zone, where they can demonstrate that they respect and protect</p>	I	Screened in: although the policy is a strategic level and is not spatially specific, there is the potential for effects on European sites.	N	N	The policy is a strategic policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried

<p>the landscape, natural and built environment. For the avoidance of doubt and the purposes of this policy, energy proposals directly related to port locations do not include wind energy generation.</p>					<p>out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
<p>SP 13 Strategic Employment Provision</p> <p>Land will be provided for the development of employment land on a mix of strategic and local employment sites.</p> <p>Strategic Employment sites of regional significance are identified in the following areas and the allocations are assessed separately in Appendix 3.</p> <p>Use Classes B1, B2 and B8 will be allowed on these sites, together with any other compatible uses. Where B2 uses are proposed, these must not cause significant adverse amenity impacts on nearby land uses. Because of the significance of these sites to the local, regional and national economy changes to non employment use will only be permitted in exceptional circumstances.</p>	I	<p>Screened in: the policy allows for development of land for employment at locations where impacts on European sites are possible.</p>	N	N	<p>The policy is a strategic policy which does not specify spatial elements, proposals which come in will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
<p>SP 14 Retail Hierarchy</p> <p>The retail hierarchy for Pembrokeshire is</p> <p>Sub Regional Town Centre – Haverfordwest Town Centre – Pembroke Dock, Pembroke, Milford Haven, Fishguard, Narberth Local Retail Centre - Goodwick, Neyland, Crymych, Letterston, Johnston, Kilgetty</p> <p>All new retail and commercial development should be consistent in scale and nature with the size and character of the Centre and its role in the retail hierarchy and be compatible with any Strategic Regeneration Framework.</p>	B	<p>Screened out: high level policy.</p>	N/A		

Proposals which would undermine the retail hierarchy or regeneration frameworks for town centres will not be permitted.					
<p>SP 15 Visitor Economy</p> <p>Proposals for development relating to the visitor economy will be supported provided that they are in an appropriate location, contribute to the diversity and quality of accommodation and attractions, and respect and protect the natural and built environment and surrounding communities.</p>	I	Screened in: strategic policy, however while not spatially specific, depending on the location of proposals could have a potential effect on European sites.	N	N	The policy is a strategic policy which does not specify spatial elements, proposals which come in will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.
<p>SP 16 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"> 1. Maintaining a reserve of hard rock and sand and gravel throughout and at the end of the Plan period; 2. Safeguarding known resources of coal and aggregates (including hard rock and sand and gravel) from permanent development, in locations outside settlement boundaries; 3. Safeguarding the landfall location for marine-dredged sand and gravel; 4. Creating buffer zones around existing mineral production sites to protect quarry operators and those occupying or using nearby land; and 5. Supporting the re-use and recycling of minerals. 	B	Screened out: general criteria, which does not lead to development.	N/A		

<p>SP 17 Welsh Language</p> <p>Within areas of Welsh language sensitivity, as shown on the Proposals Map, large windfall development proposals will require an assessment of the likely impact on the Welsh language.</p> <p>Development will be managed sensitively in areas where Welsh language has a significant role in the local community. This may include the location, phasing, signage and other appropriate mitigation measures.</p>	A/G	Screened out: general statement of policy which could not have any conceivable effect on European sites.	N/A		
<p>SP 18 Transport Infrastructure and Accessibility</p> <p>Improvements to the existing transport infrastructure that will increase accessibility to employment, services and facilities, particularly by sustainable means, will be supported. Routes for identified improvements to transport infrastructure are safeguarded with the details of safeguarding presented in policy GN 30.</p> <p>Pedestrian and cycleway schemes coming forward in conjunction with the Active Travel (Wales) Act, 2013, will be supported.</p>	I	Screened in: strategic policy, however while not spatially specific could potentially have effects on European sites	N	N	The policy is a strategic policy which does not specify spatial elements, proposals which come in will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.
<p>SP 19 Waste Prevention and Management</p> <p>Appropriate provision for waste management or disposal facilities will be made within the Plan.</p> <p>In the first instance the Plan will seek to prevent the creation of waste. Where prevention is not possible, the impact on the environment will be minimised and the use of waste as a resource maximised, through the reuse and recycling of waste. Only in cases where no better alternative is available will disposal be considered, in that instance by the most sustainable means possible.</p>	I	Screened in: strategic policy, however while not spatially specific could potentially have effects on European sites	N	N	The policy is a strategic policy which does not specify spatial elements, proposals which come in will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.

General Policies					
<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"> 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; 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, air quality or an increase in noise or vibration levels; 3. It would not significantly adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park and neighbouring authorities; 4. It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils; 5. It respects and protects the natural environment including protected habitats and species; 6. It would take place in an accessible location, would incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network; 7. Necessary and appropriate service infrastructure, access and parking can be provided; 8. It would not cause or result in unacceptable harm to health and safety; 9. It would not have a significant adverse impact on water quality; 10. Any light pollution is necessary and justified and minimised through appropriate mitigation; 11. It minimises the generation of waste during implementation and manages any waste generated; and 12. It neither contributes to the coalescence of distinct 	B / D	Screened out: policy listing general criteria for testing the acceptability of the plan and also includes plan-wide environmental protection.	N/A		

settlements nor creates or consolidates ribbon development.				
<p>GN 2 Sustainable Design</p> <p>Development will be permitted where relevant criteria are met:</p> <ol style="list-style-type: none"> 1. It is of a good design which pays due regard to local distinctiveness and contributes positively to the local context; 2. It is appropriate to the local character and landscape/townscape context in terms of layout, scale, form, siting, massing, height, density, mix, detailing, use of materials, landscaping and access arrangements / layout; 3. It incorporates a resource efficient and climate responsive design through location, orientation, density, layout, land use, local and sustainable construction materials, water conservation and the use of sustainable drainage systems systems (SuDS); 4. It provides adequate facilities and space for the collection and recycling of waste materials; 5. It achieves a flexible and adaptable design; 6. It creates an inclusive and accessible environment for users that addresses community safety; 7. It provides a good quality, vibrant public realm that integrates well with adjoining streets and spaces; 8. It contributes to delivering well-designed outdoor space with good linkages to adjoining streets, spaces and other green infrastructure and; 9. It makes provision for ultra-low emission vehicle charging points where new residential development is proposed, or in appropriate circumstances on commercial developments. 	B	Screened out: policy listing general criteria for testing the acceptability / sustainability of proposals.	N/A	
<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 and this is not already programmed by a service or infrastructure company, then this must be funded by the development, and:</p> <ol style="list-style-type: none"> 1. Related in scale and kind to the development; and 	B	Screened out: this is a policy listing general criteria for testing acceptability defining requirements for proposals.	N/A	

<p>2. Provided on site wherever appropriate. In exceptional circumstances contributions may be made to the provision of facilities elsewhere, provided their location can adequately service the development. The timely 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>The viability of a development will be a key consideration when securing planning obligations and dispensation may be allowed in certain circumstances where there is clear evidence that the development would not be viable.</p> <p>Measures necessary to physically deliver a development and ensure that it is acceptable in planning terms will be required in the first instance. Where appropriate contributions may be sought for a range of purposes, including:</p> <ol style="list-style-type: none"> 1) Affordable housing 2) Green Infrastructure, Recreational and Amenity Open Space 3) Sustainable Transport Facilities 4) Education 5) Community and Cultural Facilities, including libraries, and community halls 6) Regeneration 7) Waste 8) Renewable and low carbon energy 9) Biodiversity 10) Broadband 11) Water, Waste Water Treatment and Sewerage Infrastructure <p>In the event that viability considerations indicate that not all the identified contributions can reasonably be required, priority contributions will be determined on the basis of the individual circumstances of each case. In the case of housing developments, priority will be given to affordable housing unless there is an overwhelming need for the available contribution, in whole or in part, to be allocated for some other appropriate purpose/s.</p>					
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<p>GN 4 Resource Efficiency and Renewable and Low-carbon Energy Proposals</p> <p>Development proposals should seek to minimise resource demand, improve resource efficiency and seek power generated from renewable resources, where appropriate. They will be expected to be well designed in terms of energy use.</p> <p>Developments which enable the supply of renewable energy through environmentally acceptable solutions will be supported.</p>	B / I	Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.	N	N	The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.
<p>GN 5 Renewable Energy – target and allocations</p> <ol style="list-style-type: none"> 1. The Council will seek to permit an additional 6MW per annum renewable energy capacity over the plan period. 2. The following site(s) are allocated for the development of new renewable energy capacity: Sites are screened separately (Appendix 3). 	I	Screened in: policy listing general criteria, the specific allocations may have a likely significant effect on European sites, allocations are screened separately in Appendix 3.	N	N	See App 3 for screening and assessment of allocations.
<p>GN 6 Employment Proposals</p> <p>Employment proposals (in use classes B1, B2 and / or B8) will be permitted:</p> <ol style="list-style-type: none"> 1. On sites allocated for employment uses by policy SP 13, above or GN 7, below; or 2. On unallocated land within Settlement Boundaries; or 3. On sites well-related to a Settlement Boundary, if no sites allocated for employment purposes and / or within the same Settlement Boundary exist to serve the development; or 4. In countryside locations, but only if no other suitable sites exist in the local area and where the enterprise requires 	B / I	Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.	N	N	The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.

<p>such a location.</p> <p>Where B2 uses are proposed, these must not cause significant adverse amenity impacts on nearby land uses.</p>					
<p>GN 7 Employment Allocations</p> <p>Eight sites are allocated for employment use in classes B1, B2 and or B8. These are assessed separately.</p> <p>The specified uses are those that will be permitted on the listed sites. Where appropriate, other classes of employment use or compatible sui generis uses may also be permitted (or combinations of such uses).</p>	I	Screened in: sites are assessed separately in Appendix 3.	See App 3		
<p>GN 8 Mixed-use Housing and Employment Proposals</p> <p>Housing development proposals which incorporate an element of use class B1 and / or B8 employment use will be permitted, where the location accords with the housing policies of the Plan and where the employment use will not result in significant adverse amenity issues for those living within the site or on adjoining sites. The employment uses within such sites may take the form of stand-alone enterprises or live-work units (where the residential and employment uses are combined within a single building).</p> <p>Two sites are allocated for mixed-use development and these are assessed separately.</p>	I	Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites. Allocated sites are assessed separately in App 3.	N	N	The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.
<p>GN 9 Protection of Employment Sites and Buildings</p> <p>Proposals to redevelop, or use, business, general industrial, storage or distribution sites (those within use classes B1, B2 and B8) for other purposes will only be permitted where site is not a Strategic Employment Site as identified by Policy SP 13 and one of the following criteria is met:</p> <ol style="list-style-type: none"> 1. The present use is inappropriate for the locality; 2. There is adequate alternative provision for 	B	Screened out: policy listing general criteria.	N/A		

<p>employment land in the vicinity (the settlement in question or land immediately adjoining that settlement); or</p> <p>3. The continued use of the site or premises has been shown to be unviable.</p> <p>This policy also applies where a non-employment use is proposed on a site allocated for employment purposes by this Plan, excepting the mixed-use allocation under policy GN 8, where the principle of mixing employment and non-employment uses is already established</p>					
<p>GN 10 Extensions to Employment Sites</p> <p>Proposals to diversify, intensify and / or extend an existing businesses (in use class classes B1, B2 and / or B8) onto adjoining land will be permitted where the scale and nature of the original development, together with the extension, is compatible with its location, including potential impacts on the amenity of adjacent land users</p>	I	Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.	N	N	The policy is a strategic policy which does not specify spatial elements, proposals which come in will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.
<p>GN 11 Residential Development</p> <p>Residential development including self-build will be permitted where the proposal is for one or more of the following:</p> <ol style="list-style-type: none"> 1. Open market housing or affordable housing to meet local needs, located within the Settlement Boundary of a Main or Rural Town, Service Centre, Service Village or Local Village as defined in the settlement hierarchy; 2. Infill developments in Hamlets (in accordance with the 	I	Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.	N	N	The policy is a strategic policy which does not specify spatial elements, proposals which come in will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at

<p>criteria of GN 12)</p> <ol style="list-style-type: none"> 3. The replacement or sub- division of an existing dwelling; 4. The conversion of an historic building to residential use; or 5. A rural enterprise worker's dwelling or One Planet development <p>New homes on sites of 0.10 hectares and above will be built at a density of at least 20 dwellings per hectare, rising to at least 25 dwellings per hectare on sites in Towns. In exceptional circumstances evidence of infrastructure or physical constraints may justify a lower density</p>				<p>the project level if and when planning approval is sought.</p>
<p>GN 12 Infill Development in Hamlets</p> <p>Development proposals for residential development in locations where there is a physical cohesion of dwellings (hamlet) not identified within the Settlement Hierarchy as a settlement, will be supported where:</p> <ol style="list-style-type: none"> 1. The proposal is for a maximum of 1 or 2 properties on a site 2. It represents sensitive infill development of a small gap within an otherwise continuous built up frontage 3. The scale, layout and density is in keeping with (and not detrimental to) the character (including landscape and townscape) of the area; 4. In locations of 20 or more dwellings (including those with the benefit of planning permission), the development is for market or local needs affordable housing 5. In locations of less than 20 dwellings, the development is for local needs affordable housing. 	<p>B</p>	<p>Screened out: policy listing criteria for testing the acceptability of proposals.</p>	<p>N/A</p>	
<p>General Policy GN 13 – Housing Mix, Space standards and</p>	<p>B</p>	<p>Screened out: policy listing</p>	<p>N/A</p>	

<p>requirements for Lifetime Home Standards</p> <p>A. All developments must provide an appropriate mix of housing types, tenures and sizes, including to meet affordable housing need;</p> <p>B. All new build residential development on sites of 10 or more units must provide a minimum of 10% of properties built to Lifetime Homes Standards;</p> <p>C. All residential development must be built in accordance with identified space standards, unless the proposal is for the adaptation or conversion of a listed, historic or traditional agricultural building and it is not possible for the building to meet the standards without impacting negatively on the character of the property.</p>		<p>criteria for testing the acceptability of proposals.</p>			
<p>General Policy GN 14 – Residential Allocations</p> <p>74 Sites have been allocated for residential development – these have been assessed separately.</p>	I	<p>Screened in: sites are assessed separately in Appendix 3.</p>	See App 3		
<p>General Policy GN 15 – Small Sites Target</p> <p>The small sites target for Pembrokeshire is 1568 over the plan period of 2017-2033 (98 homes per year).</p>	A	<p>Screened out: general statement of policy.</p>	N/A		
<p>General Policy GN 16 – Local Needs Affordable Housing</p> <p>Local needs affordable housing will be sought on all housing developments. Indicative targets for provision on allocated sites are set out in Policy GN 13, and on unallocated sites the provision shall be as follows:</p> <ol style="list-style-type: none"> 1. In Towns, Service Centres and Service Villages a percentage in line with the Affordable Housing SPG will be affordable. 2. In Local Villages and Cluster Villages 50% of the dwellings proposed will be affordable. 	B	<p>Screened out: policy listing general criteria.</p>	N/A		

<p>3. In Hamlets with 20 dwellings or more 50% of dwellings will be affordable; in Hamlets with less than 20 dwellings all new dwellings must be affordable</p> <p>Where it is demonstrated that the provision of an affordable dwelling on site is not possible a commuted sum contribution for affordable housing will be sought. The commuted sum shall be related to the contribution rates set out above and charged on the basis of floorspace (per sq. metre).</p> <p>The authority may seek a higher percentage contribution on any site where local circumstances and/or recent developments in the area suggest it would be financially viable. Where a sustained positive change in the financial viability of development can be demonstrated through monitoring the local authority will seek a higher percentage contribution towards affordable housing. In Towns, Service Centres and Service Villages a provision of affordable housing below the target figure may be appropriate where this is supported by economic viability evidence</p>					
<p>General Policy GN 17 – 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"> 1. The site is within or immediately adjoining a Settlement Boundary; 2. A local need for affordable housing has been identified; 3. The community in which the site is located is adequately served with facilities to support the proposed development; and 4. All the benefits of affordable housing provision, 	B	Screened out: policy listing general criteria.	N/A		

<p>built for the exclusive occupation of local people in need of affordable homes, will pass to the initial and all subsequent occupants</p>					
<p>General Policy GN 18 – Specialist and Supported Accommodation</p> <p>New, or extensions to existing, specialist or supported accommodation will be permitted where a need has been identified and when the following criteria are met</p> <ol style="list-style-type: none"> 1. New facilities are within or immediately adjoining a Settlement Boundary, or involve the adaptation or conversion of an appropriate existing building 2. Extensions to existing buildings are of a scale and nature compatible with the original building and its location <p>In all instances access arrangements allow for the safe movement of pedestrians, cars, emergency, delivery and service vehicles.</p>	<p>B/I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.</p>	<p>N</p>	<p>N</p>	<p>The policy is a strategic policy which does not specify spatial elements, proposals which come in will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
<p>General Policy GN 19 – Specialist and Supported Accommodation Allocations</p> <p>Land has been allocated for additional facilities, these are assessed separately.</p>	<p>I</p>	<p>Screened in: sites are assessed separately in Appendix 3.</p>	<p>See App 3</p>		
<p>General Policy GN 20 – Gypsy and Traveller Sites and Pitches</p> <p>Proposals for new permanent or transit Gypsy and Traveller sites or pitches, or extensions to existing authorised sites outside settlement boundaries, will only be permitted where</p> <ol style="list-style-type: none"> 1. It has been demonstrated that no suitable site or pitches are available within settlement boundaries or closer to settlement boundaries, including at existing authorised and permitted sites; 	<p>B / I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.</p>	<p>N</p>	<p>N</p>	<p>The policy is a strategic policy which does not specify spatial elements, proposals which come in will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at</p>

<p>2. It is sustainably located for access to existing community, social, education and other services;</p> <p>3. It is sensitively sited within the landscape; and</p> <p>4. It is appropriate in scale to the local community and would not have a significant adverse impact on local amenity</p>					<p>the project level if and when planning approval is sought.</p>
<p>General Policy GN 21 – Telecommunications and Digital Technology Infrastructure</p> <p>Proposals for telecommunications and digital technology infrastructure will be permitted where:</p> <p>1. The proposals will contribute towards future proofing of development and regeneration proposals, form part of the planned development of a wider network and / or will improve coverage in areas where provision is limited or absent; and</p> <p>2. Where feasible, the proposals take advantage of opportunities for sharing of masts and sites</p>	<p>B</p>	<p>Screened out: policy listing criteria for testing the acceptability of proposals.</p>	<p>N/A</p>		
<p>General Policy GN 22 – Protection and Enhancement of the Historic Environment</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>	<p>B / I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites (bats in particular).</p>	<p>N</p>	<p>N</p>	<p>The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
<p>GN 23 – Community Facilities</p> <p>A The development of new community facilities will be permitted where proposals are located within or well related to the</p>	<p>B / I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location</p>	<p>N</p>	<p>N</p>	<p>The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which</p>

<p>community they are intended to serve and are accessible by public transport, walking and cycling.</p> <p>B Extension(s) or enhancements to existing community facilities will be permitted provided the facility is appropriately located to meet the needs of the community it is to serve or enhancements to accessibility are proposed.</p> <p>C The change of use or loss of a community facility will only be permitted where:</p> <ol style="list-style-type: none"> 1. It can be demonstrated that the continued use of the facility has been shown to be no longer viable and alternative solutions to support the long term use of the facility for the community have been adequately explored; and 2. The premises is vacant and has been actively marketed for its existing use for a minimum of six months; and 3. It can be demonstrated that the facility is surplus to the requirements of the community which remains served by well-located adequate alternative provision; or 4. A suitable replacement facility is to be made available 		<p>may have a likely significant effect on European sites.</p>		<p>have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
<p>GN 24 – Community Facility Allocations</p> <p>Three sites have been allocated for community facilities and these are screened separately.</p>	<p>I</p>	<p>Screened in: sites are assessed separately in Appendix 3.</p>	<p>See App 3</p>	
<p>GN 25 – Retail and Commercial Centre Development</p> <p>A. Within defined town centres, development will be permitted where:</p> <ol style="list-style-type: none"> 1. It forms a retail, commercial or community use which enhances the vitality and viability of the town centre and 	<p>B</p>	<p>Screened out: policy listing criteria for testing the acceptability of proposals.</p>	<p>N/A</p>	

<p>is compatible with regeneration strategies; and</p> <p>2. The loss of a shop unit (A1 use class) within the Primary Retail Frontage, would</p> <ul style="list-style-type: none"> I. Bring a vacant shop unit into active commercial or community use, which has been actively marketed as a shop for at least six months; and II. it would not create or contribute to an unacceptable balance and distribution of non-A1 uses within the frontage or group of frontages, and III. retain a shopfront, or IV. implement a regeneration strategy <p>3. It does not introduce residential use at the ground floor within Primary or Secondary Retail Frontages.</p> <p>B. At Local Centres proposals for commercial or community use, which are well related to existing facilities, accessible by a range of travel options, including for pedestrians and cyclists, and of a scale compatible with the role and function of the centre will be supported.</p>					
<p>GN 26 – Out-of-Centre Retail and Commercial Development</p> <p>To ensure that retail and commercial development is appropriately located and does not undermine the retail hierarchy set out at SP14 ‘Retail Hierarchy’, retail and commercial developments outside defined centres will only be permitted where</p> <ul style="list-style-type: none"> 1. No sequentially preferable sites are suitable and available; and 2. A quantitative or qualitative need has been demonstrated; 	<p>B</p>	<p>Screened out: policy listing general criteria.</p>	<p>N/A</p>		

<p>and</p> <p>3. The impact of the proposal would not, either by itself or in combination with permitted or allocated retail developments, undermine the vitality or viability of retail centres</p> <p>4. If located at a local retail centre proposals are of a scale and nature compatible with the role and function of the centre.</p> <p>This policy does not apply to community facilities located within the community it is seeking to serve (see policy GN 23 Community Facilities) or proposals which implement up-to-date Regeneration Strategies endorsed by the authority</p>					
<p>GN 27 – Farm Diversification</p> <p>Diversifying the range of economic activities on a working farm will be permitted where the following criteria are met:</p> <p>1. The proposed use helps to support the continued agricultural operation of the farm;</p> <p>2. If a new building is justified it should be sited in or adjacent to an existing group of buildings whenever possible; and</p> <p>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.</p>	B / I	Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.	N	N	The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.
<p>GN 28 – 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</p>	B / I	Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites (bat species in particular).	N	N	The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning

<p>accommodation):</p> <ol style="list-style-type: none"> 1. The building is physically capable of accommodating the new use and any associated requirements without extensive alteration or extension; and 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; and 3. Conversion proposals respect the landscape and local building styles and materials; while <p>For residential use, holiday accommodation or live-work units:</p> <ol style="list-style-type: none"> 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; 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 and respect the surrounding landscape; and 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>Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
<p>GN 29 – Marinas</p> <p>Proposals for new, extended or re-designed marinas will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> 1 The proposals are located within or adjoining an existing settlement; 2 The proposals would not have a significant detrimental impact on the landscape character, the coast or on 	<p>B / I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.</p>	<p>N</p>	<p>N</p>	<p>The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39</p>

<p>important townscapes;</p> <p>3 Ancillary proposals will not undermine the vitality or viability of facilities and services in existing settlements; and</p> <p>4. The proposals would not conflict with the sustainable management of the coast.</p>					<p>and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
<p>GN 30 – Transport Routes and Improvements</p> <p>A. Improvements to the transport network (new or improved major and minor roads, rail network improvements, cycleways, multi-use / shared use paths, sites for park and ride schemes and roadside service areas) will be permitted where:</p> <ol style="list-style-type: none"> 1. The choice of route and / or site minimises the impact on the built and natural environment, landscapes and property; and 2. Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and 3. In the case of roads, cycleways, multi-use / shared use paths and park and ride, the scheme will help to improve road safety; and 4. 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 5. In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving motorists' and other travellers' needs, not impede the movement of 	<p>B / I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.</p> <p>Safeguarded routes have been assessed separately (see Appendix 3).</p>	<p>N</p>	<p>N</p>	<p>The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p> <p>Specific safeguarded elements are assessed in Appendix 3.</p>

<p>strategic traffic and not undermine the retail provision in town centres, local centres or villages.</p> <p>B. The following transport routes and improvements will be safeguarded from development that would be likely to prejudice their implementation:</p> <p>Seven schemes have been safeguarded and these are assessed separately</p>				
<p>GN 31 – Working of Minerals</p> <p>Proposals for the working of non-energy minerals, for the extension of existing mineral working sites, and for temporary borrow pits, will be permitted where:</p> <ol style="list-style-type: none"> 1. The mineral is required to supply an identified need which cannot be supplied from secondary or recycled materials or from existing reserves; 2. The scale of the development is appropriate to serve the local market and a suitable proportion of the regional market; 3. In the case of former mineral working sites, there is no adverse impact 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 4. There is provision made for landscaping, groundwater protection, a beneficial after-use, restoration and post-closure management of the site, including the progressive restoration of sites where appropriate. <p>Proposals for working of energy minerals will be determined in accordance with Welsh planning policy and guidance.</p>	<p>B / I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.</p> <p>Allocated sites have been assessed separately (see Appendix 3).</p>		<p>The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought. See Appendix 3 for the assessment of the allocations.</p>

<p>Two sites are allocated for future extraction of non-energy minerals – these are screened separately. For sand and gravel, if the allocated sites are unable to provide for future needs, the economic sand and gravel resource defined on the Proposals Map will form an Area of Search for future production sites</p>					
<p>GN 32 – Safeguarding and Prior Extraction of the Mineral Resource</p> <p>Known mineral resources of hard rock (including sandstone, limestone, shale and various igneous rocks) and sand and gravel are safeguarded as shown on the proposals map.</p> <p>New development will only be permitted in an area of known mineral resource where it has first been demonstrated that:</p> <ol style="list-style-type: none"> 1. Any reserves of minerals can be economically extracted prior to the commencement of the development; 2. Or extraction would have an unacceptable impact on environmental or amenity considerations; or 3. The development would have no significant impact on the possible working of the resource by reason of its nature or size; or 4. The resource in question is of poor quality / quantity 	B	Screened out: policy listing general criteria for testing the acceptability of proposals.	N/A		
<p>GN 33 – Secondary Aggregates and Recycled Waste Minerals</p> <p>Proposals to use secondary aggregates and recycled waste minerals (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"> 1 The scale of the operation is appropriate to the area in which the source material is found; 2 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 source materials; 3 The waste and secondary aggregates products will be transported by rail or water, wherever this is feasible; 	B	Screened out: policy listing general criteria for the acceptability of proposals.	N/A		

and 4. 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 site.					
GN 34 – Buffer Zones around Mineral Sites 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.	A	Screened out as policy does not lead to development.	N/A		
GN 35 – Green Infrastructure Development will be required to demonstrate a positive impact on the county's Green Infrastructure network through protection, enhancement and management, or the provision of new Green Infrastructure which strengthens the GI network and connectivity through: i) integration of green infrastructure into development proposals; ii) maximising the interconnectivity of green infrastructure within and around the site and connections to the wider network; and iii) maximising the multi-functionality of green infrastructure Any loss of green infrastructure will require mitigation and contributions may be sought (see policy GN 3).	A/B	Screened out: general statement of policy/general aspiration and listing general criteria.	N/A		
GN 36 – Coastal Change Within coastal change management areas identified on the proposals map, development will only be permitted where: 1. It is water compatible development, essential transport and utilities infrastructure, and justified less vulnerable	B / I	Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.	N	N	The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1,

<p>development;</p> <p>2. It would not create new, or change of use to residential development, including the conversion or extension of existing buildings;</p> <p>3. It would not extend an existing residential property</p>				<p>GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval (and other consents) is sought.</p>
<p>GN 37 – Green Wedges</p> <p>In order to prevent the coalescence of settlements Green Wedges have been identified at the following locations:</p> <ul style="list-style-type: none"> • Haverfordwest / Crundale • Haverfordwest / Merlins Bridge (east) • Haverfordwest / Merlins Bridge (west) • Haverfordwest / Portfield Gate • Neyland / Llanstadwell • Fishguard / Goodwick • Fishguard / Lower Town • Pembroke / Pembroke Dock • Tenby / Penally <p>These areas have particular importance in maintaining the distinct identities of separate communities. Within the Green Wedges there will be a general presumption against inappropriate development.</p>	<p>D</p>	<p>Screened out: plan wide safeguarding of settlements.</p>	<p>N/A</p>	
<p>GN 38 – Landscape</p> <p>Development which would have an unacceptably adverse effect on the landscape will not be permitted. All proposals will be required to</p>	<p>D</p>	<p>Screened out: plan wide safeguarding of landscape.</p>	<p>N/A</p>	

<p>i) Be well integrated into the landscape in terms of scale, siting and design and have an acceptable visual impact in relation to the characteristics and qualities of the landscape.</p> <p>ii) Acceptably mitigate any impact on protected landscapes, registered historic landscapes, or parks and gardens.</p> <p>Proposals which are likely to have a significant visual or landscape character impact will be required to demonstrate how the development can be acceptability mitigated</p>					
<p>GN 39 – Maintenance and Enhancement of Biodiversity</p> <p>All development should demonstrate a positive approach to maintaining and, wherever possible, enhancing biodiversity and should promote the resilience of ecosystems. Development should not cause any significant loss of habitats or populations of species, locally or nationally, and any 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>	D / E	Screened out: plan wide maintenance and enhancement of biodiversity.	N/A		
<p>GN 40 – Protection and Creation of Outdoor Recreation Areas</p> <p>A - Outdoor recreation areas which include public open spaces, leisure routes and recreational facilities, are protected.</p> <p>Development will only be permitted on outdoor recreation areas where:</p> <ol style="list-style-type: none"> 1. 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 	D	Screened out: general plan-wide policy.	N/A		

<p>redevelopment of part of the site</p> <p>B – New outdoor recreation area(s) will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> 1. It is well located to serve community needs; 2. It is of appropriate size, design and form to meet the needs of the people it is intended to serve <p>Provision is made for the future management and maintenance of the site / route.</p>					
<p>GN 41 – Protection of Open Spaces with Amenity Value</p> <p>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 where it can be demonstrated that no suitable alternative site is available.</p>	D	Screened out: general plan-wide policy.	N/A		
<p>GN 42 – Visitor Attractions and Leisure Facilities</p> <p>A. 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"> 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>B. Extensions to the area, or an intensification of the visitor, commercial recreation or leisure facility, will be permitted where the scale and nature of extension would be compatible with its location.</p>	B / I	Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.	N	N	The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.

<p>GN 43 – Serviced and Hotel Accommodation</p> <p>Proposals for serviced or hotel accommodation (excluding caravan or chalet accommodation) will be permitted where:</p> <p>A. For new developments either:</p> <p>1) It is within or is adjacent to a Town, Service Centre or Service Village; or</p> <p>2) The proposal is for the conversion of an existing dwelling, a historic building or a traditional agricultural building.</p> <p>B. For extensions to existing units of accommodation:</p> <p>The scale and nature of the accommodation, including the extension, would be compatible with its location and acceptable in terms of landscape capacity.</p>	<p>B / I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.</p>	<p>N</p>	<p>N</p>	<p>The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
<p>GN 44 – Caravan, Camping and Chalet Development</p> <p>A. New medium or large-scale self-catering proposals including caravans and chalets will be permitted where:</p> <p>1. They are immediately adjacent to service villages, service centres or Towns; and</p> <p>2. Where they are in locations deemed acceptable in landscape capacity terms.</p> <p>B. New small scale self-catering proposals including caravans and chalets will be permitted where they are in locations deemed acceptable in landscape capacity terms.</p> <p>C. Extensions to existing sites will be permitted where their scale is acceptable in landscape capacity terms and where the scheme delivers environmental enhancements.</p> <p>In all cases appropriate landscape mitigation measures in accordance with guidance must be provided.</p>	<p>B / I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.</p>	<p>N</p>	<p>N</p>	<p>The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>

<p>GN 45 – Site Facilities on Existing Caravan and Camping Sites</p> <p>Proposals to upgrade and improve facilities on self-catering sites (including static caravans, touring caravan and tent sites) will be permitted where:</p> <p>1) The proposal will not undermine the viability or vitality of a facility within a nearby settlement; and</p> <p>2) The proposals incorporate the best practicable environmental standards covering all facets of the development.</p>	<p>B / I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.</p>	<p>N</p>	<p>N</p>	<p>The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
<p>GN 46 – Waste Management Facilities</p> <p>Proposals for the development of new waste management facilities (those relating to minimisation, re-use, recovery, recycling and treatment of waste and including waste transfer stations, waste and recycling centres, energy from waste facilities and temporary urban quarries) will be permitted where:</p> <p>1 The site proposed is:</p> <ul style="list-style-type: none"> a) An existing waste management site; or b) Within a building already in use for waste management; or c) Allocated for B2 industrial uses, subject to their being no major adverse impacts in relation to the amenity of adjacent users or flooding; or d) The type of site otherwise indicated by Welsh Government's Technical Advice Note 21 (paragraph 3.27) as being appropriate for this type of use. <p>2 The site can be readily accessed from A or B class roads,</p>	<p>B / I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.</p> <p>Potential sites have been screened separately (see App 3).</p>	<p>N App 3</p>	<p>N</p>	<p>It is unlikely that all sites will come forward in the Plan. The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought. See Appendix 3 for allocations.</p>

<p>where transport by road is the only available option.</p> <ol style="list-style-type: none"> 3 There is an identified national, regional or local need for the facility; 4 All waste arisings from the new facility have been considered and mitigated; 5 The co-location of the new facilities with potential energy users has been considered and incorporated into the proposal, wherever possible; and 6 Where the proposal is for the development of specialist facilities to process or dispose of hazardous waste, it must also be demonstrated that no significant adverse impacts will be caused to the health and safety of the public, to the economy and to the environment. <p>Existing and proposed employment sites are provided which are potentially suitable for the provision of new in-building facilities for the handling and treatment of waste. These are screened separately</p>					
<p>GN 47 – Disposal of Waste on Land</p> <p>Proposals for the deposit of waste on land will be permitted where:</p> <ol style="list-style-type: none"> 1 The proposal represents the only practicable solution, having regard to the waste hierarchy, to an identified national, regional or local need; 2 Adequate measures (operational and aftercare) are proposed to deal with any leachate or landfill gas that might arise from the proposal; 3 An achievable post-operational landform compatible with the adjoining topography is proposed; and 	<p>B / I</p>	<p>Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.</p>	<p>N</p>	<p>N</p>	<p>The policy is a general policy which does not specify spatial elements, proposals which come in will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>

4. Provision is made for landscaping, progressive restoration, appropriate beneficial after use(s), restoration and post closure management of the site.					
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APPENDIX 3: Screening and Assessment of Allocations

The following table shows the screening of the allocated sites against the same criteria/categories used for the policies. Where allocations have been screened in a shadow HRA has been undertaken and these allocations have then been assessed with reference to the conservation objectives for the relevant European site(s). An assessment for whether a likely significant effect which would undermine the conservation objective for the site has been undertaken, as well as an in-combination/cumulative assessment. The assessment has been undertaken taking into account other plan policies and other elements which would mitigate against any potential effects.

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

Incorporation of sustainable drainage systems (SuDS) – GN 1, GN 2 GN 3, GN 11, GN 35, Development Sites SPG

Water conservation measures – GN 2, GN 3, GN 4

Efficient resource use, including water supplies for residential development – GN 1, GN 4, GN 11, Development Sites SPG

No unacceptable impacts in terms of lighting – GN 1, GN 39, and the forthcoming Biodiversity SPG update, Development Sites SPG.

Sewerage / infrastructure improvements – Development Sites SPG, GN 1, GN 2, GN 3, GN 4, Development Sites SPG

Retention of natural features/ hedgerows/ trees where possible – SP 10, GN 1, GN 22, GN 32, GN 35

Protection and maintenance of ecological connectivity corridors and stepping stone habitats – GN 39, GN 11, GN 35, GN 41 – Biodiversity SPG, Development Sites SPG.

Protection of species and habitats (not designated as European sites) – GN 39, SP 10, SP 11, GN 1, GN 3, GN 32, GN 35, Development Sites SPG

Phasing of development – Development Sites SPG

Landscape impacts – GN 38, SP 16, SP 10, SP 11, SP 12, SP 19, GN 1, GN 2, GN 4, GN 12, GN 22, GN 35, GN 39, GN 44, Development Sites SPG.

Recreational impacts – GN 1, GN 3, GN 40.

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.

Screening			Shadow HRA		
Site reference and name	Category (criteria A-M)	Screening conclusion	LSE Y, N, ?	In-combination/cumulative Y, N, ?	Assessment having taken into account mitigation
SP 13 Employment Allocations					
S/EMP/000/00002 Pembroke Oil Refinery (Valero)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <1 km from the Pembrokeshire Marine SAC. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval (or further relevant consents, e.g. Development of National Significance) is sought.
S/EMP/000/00003 Milford Haven petro-chemical storage facility (Puma Energy)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 2km from the Pembrokeshire Marine SAC. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval (or further relevant consents, e.g. Development of National Significance) is sought.
S/EMP/000/00004 Waterston Tank Farm and LNG, Milford Haven	I	Screened in: allocation may have a likely significant effect on European	N	N	Site is 2.3 km from the Pembrokeshire Marine SAC. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan policies which have been

		sites.			developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval (or further relevant consents, e.g. Development of National Significance) is sought.
S/EMP/000/00007 South Hook LNG (part)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.9 km from the Pembrokeshire Marine SAC. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval (or further relevant consents, e.g. Development of National Significance) is sought.
S/EMP/086/LDP/01 Blackbridge	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The land of the allocated site 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 there is no identified significant effect on the European site. Any development would also be subject to LDP policies GN 1, GN 2, GN 3 and GN 39 and Development Sites SPG, amongst other policies, 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/095/00001 Pembroke Power Station	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.2 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. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval (or further relevant consents, e.g. Development of National Significance) is sought.
S/EMP/136/00001 Former RNAD Site, Trecwn	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.6 km from the Cleddau Rivers SAC. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval (or further relevant consents, e.g. Development of National Significance) is sought.
S/EMP/034/00003 Goodwick Industrial Estate	G	Screened out: allocation not likely to have a significant effect on European sites.	N/A		
S/EMP/040/00011 Withybush Cluster (East Estate)	I	Screened in: allocation may have a likely significant effect on European	N	N	The allocated site is near the Cleddau Rivers SAC (0.7 km away). Potential effects on the SAC could include: Drainage issues Possible cumulative effect with Strategic Employment Allocations

		sites.			and other employment sites in the immediate area. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/040/00012 Withybush Cluster (North Estate)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	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 Allocations and other employment sites in the immediate area. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/040/00004 Withybush Cluster (Trading Estate)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	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. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and

					Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/040/00005 Withybush Cluster (North of East Estate)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	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 This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/040/00001 Withybush Cluster (West Estate)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	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. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/040/00015 Withybush Cluster (Lodge)	I	Screened in: allocation may have	N	N	The allocated site is near the Cleddau Rivers SAC (1.1 km away). Potential effects on the SAC include:

Estate)		a likely significant effect on European sites.			Drainage issues Cumulative effect with other employment sites in the immediate area. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/086/00003 Thornton Industrial Estate Cluster	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 1.6 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/086/LDP/02 Thornton Industrial Estate Cluster (Marble Hall)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The allocated site is 1.1 km away from Pembrokeshire Marine SAC. Whilst the type of development is not specified, the 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 This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and

					Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/096/00003 Pembroke Dock Cluster (West Llanion)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/096/00002 Pembroke Dock Cluster (Royal Dockyard)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/096/00004 Waterloo and London Road Industrial Estate Cluster (Ferry Lane)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/096/00005	I	Screened in:	N	N	The allocation is near the Pembrokeshire Marine SAC. This

Waterloo and London Road Industrial Estate Cluster (Kingswood)		allocation may have a likely significant effect on European sites.			allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/096/00006 Waterloo and London Road Industrial Estate	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/096/00007 Pembrokeshire Science and Technology Park Cluster (Cleddau Bridge)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The allocated site is adjacent to the Pembrokeshire Marine SAC. Development may have an impact on the site. Potential issues with water quality/drainage. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/096/00001 Pembrokeshire Science and Technology Park Cluster	I	Screened in: allocation may have a likely significant effect on European	N	N	The allocated site is adjacent to the Pembrokeshire Marine SAC. Development may have an impact on the site. Potential issues with water quality/drainage. This allocation does not specify the type of potential development,

		sites.			therefore there is no identified significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
<u>GN 5 Renewable Energy Allocations</u>					
SPV/000/LDP2/01 Cawdor Barracks, Brawdy	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	N/A
SPV/066/LDP2/01 East of Hazelbank, Llanstadwell	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	N/A
SPV/149/LDP2/01 West of Ford Farm, Wolfscastle	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	N/A
<u>GN 7 Employment Allocations</u>					
EMP/030/00001 Parc Gwynfryn, Crymych	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The allocated site is <2.5 km away from Preseli SAC and Gwaenydd 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

					<p>Blaencleddau SAC - Phase I surveys – improved grassland/built up area – therefore unlikely to have significant effect on marsh fritillary.</p> <p>This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European sites; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.</p>
EMP/034/00006 Celtic Link Business Park, near Scleddau	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>The allocated site is 1.48 km away from Cleddau Rivers SAC. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European sites; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.</p>
EMP/053/00001 Old Station Yard, Letterston	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p><2.5 km from Cleddau Rivers SAC. This allocation does not specify the type of potential development and is distant from the European site, therefore there is no identified significant effect on the European sites; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
EMP/088/LDP/01 Rushacre Enterprise Park	I	Screened in: allocation may have	N	N	<p>The site is <1.5 km away from the Cleddau Rivers SAC, and adjacent to a tributary of the Cleddau Rivers SAC.</p>

extension, Narberth		a likely significant effect on European sites.			<p>Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European sites; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.</p>
EMP/000/LDP2/01 Land at Princes Gate Spring Water	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	N/A
EMP/030/LDP2/01 South of Parc Gwynfryn, Crymych	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>The allocated site is <3 km away from Preseli SAC and Gwaenydd 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 – mostly improved grassland/built up area – therefore unlikely to have significant effect on marsh fritillary. This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European sites; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if</p>

					and when planning approval is sought.
EMP/132/LDP2/01 South of K.P. Thomas and Sons, near Templeton	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	N/A
EMP/093/00001 North of Honeyborough Industrial Estate, Neyland	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The allocated site is near the Pembrokeshire Marine SAC (<0.2 km away). This allocation does not specify the type of potential development, therefore there is no identified significant effect on the European sites; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
GN 8 Mixed-use and Employment Allocations					
MXU/040/01 Old Hakin Road, Haverfordwest	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is adjacent to a tributary of the Cleddau Rivers SAC and is <2 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 This allocation does not specify the type of potential development, beyond mixed use and employment and it is therefore unlikely that there will be a significant effect on the European sites; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a

					detailed assessment at the project level if and when planning approval is sought.
MXU/095/LDP2/01 South Quay, Pembroke	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The allocated site is adjacent to the Pembrokeshire Marine SAC. Development may have an impact on the site. Potential issues with water quality/drainage. This allocation does not specify the type of potential development beyond mixed use, therefore there is no identified significant effect on the European sites; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
GN 14 Residential Allocations					
HSG/040/LDP2/1 Former Library, Dew Street, Haverfordwest (1.36 ha, min. 41 units)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The allocated site is <1 km away from Cleddau Rivers SAC. Potential effects on the SAC include: Water quality / drainage / catchment issues in Haverfordwest and potential cumulative effects with other employment sites and housing sites in the area. This allocation for housing is not likely to cause a likely significant effect on the European site; particularly when proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance amongst others). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/040/LDP2/2 Mount Airey School,	I	Screened in: allocation may have	N	N	The allocated site is <1 km away from Cleddau Rivers SAC. Potential effects on the SAC include:

Haverfordwest (0.6 ha, min 21 units)		a likely significant effect on European sites.			Water quality / drainage / catchment issues in Haverfordwest and potential cumulative effects with other employment sites and housing sites in the area. This allocation is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/040/00106 Scarrowscant, Haverfordwest (4.74 ha, min. 181)	I	Screened in: allocation may have a likely significant effect on European sites.	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. 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 Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site will also require a detailed assessment at the project level if and when planning approval is sought.
HSG/040/00273 Slade Lane North, Haverfordwest (2.53 ha, min. 76 units)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is near the Cleddau Rivers SAC (0.22 km away). 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 Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried

					out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/040/00274 Slade Lane South, Haverfordwest (17.12 ha, min. 514 units)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is near the 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 Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/040/LDP2/3 Rear of 76, Pembroke Road, Merlins Bridge, Haverfordwest (1.71 ha, min. 51 units)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is near the 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 Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/034F/LDP2/1 West of Parc Loktudi,	I	Screened in: allocation may have	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

Fishguard (1.47 ha, min. 44 units)		a likely significant effect on European sites.			Nature Reserve and Pembs Bat Sites SAC (Felin Llwyngwair). Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths, otters. Cumulative effects of multiple sites. The development site is a relatively small scale development with minimum of 44 units proposed. Development at this site is therefore not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/034F/LDP2/2 West of Clos-y-Bigney, Fishguard (1.88 ha, min. 56 units)	I	Screened in: allocation may have a likely significant effect on European sites.	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). Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths, otters. Cumulative effects of multiple sites. The site is a relatively small scale development with minimum of 56 units proposed. Development at this site is therefore not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/034/LDP/01 Old Infants' School, Fishguard	I	Screened in: allocation may have a likely significant	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).

(0.7 ha, min. 18 units)		effect on European sites.			<p>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 Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
HSG/034G/LDP2/1 Land at Goodwick Industrial Estate, Goodwick (1.01 ha, min. 23 units)	G	Screened out: allocation not likely to have a significant effect on European sites.	N/A		
HSG/034G/LDP2/2 North of Villa Calabria, Goodwick (0.11 ha, min. 5 units)	G	Screened out: allocation not likely to have a significant effect on European sites.	N/A		
HSG/048/00038 North of Hayston View, Johnston (4.2 ha, min. 50 units)	G	Screened out: allocation not likely to have a significant effect on European sites.	N/A		
HSG/086/00223 West of Green Close, Steynton (3.89 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>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. Development at this site is not likely to have a significant effect on</p>

					the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/086/LDP2/3 South of Conway Drive, Castle Pill Road, Steynton (9.3 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	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. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/086/00129 Beaconing Field, Milford Haven (4.39 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	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. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/086/LDP2/2 East of Castle Pill Road,	I	Screened in: allocation may have	N	N	The site is near the Pembrokeshire Marine SAC. Potential issues:

Steynton (0.78ha)		a likely significant effect on European sites.			Surface water drainage, bats and flight paths, sewage works capacity. Cumulative effects of multiple sites. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/086/LDP2/1 Myrtle Meadows, Steynton (3.12ha)	I	Screened in: allocation may have a likely significant effect on European sites.	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. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/086/LDP2/5 Former Hubberston VC School, Hakin (0.49 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	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. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.

					if and when planning approval is sought.
HSG/086/LDP2/6 Former Hakin Junior School (1.46 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	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. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/086/LDP2/4 Former Hakin Infants School (0.49 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	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. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/063/LDP2/1 North of the Kilns, Llangwm (2.89 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <1 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.

					Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/043/LDP2/1 Adjacent to Brackenhurst, Hill Mountain (1.16 ha)	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/035/LDP2/1 Between Moorland Road and St. Clements Park, Freystrop (1.34 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is ~1 km from the Pembrokeshire Marine SAC. Potential issues: Sewage treatment works. Water quality issues –drainage, surface water Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to otter feeding/resting/breeding areas. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/093/00066 East of Poppy Drive, Neyland (3.39 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	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. The site was screened under LDP1 and the same conclusions can be made.

					Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/066/LDP2/1 East of Hazelbank, Llanstadwell (0.94 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is near the Pembrokeshire Marine SAC. Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues. Development at this site is not likely to have a significant effect on the European site – minimum of 10 units over the plan period; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/025/LDP2/1 Adjacent to Coshston VC School (0.63 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <1 km from the Pembrokeshire Marine SAC. Potential issues: Water quality issues –drainage, surface water Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to species. Development at this site is not likely to have a significant effect on the European site – minimum of 13 units over the plan period; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may

					also require a detailed assessment at the project level if and when planning approval is sought.
HSG/046/LDP2/1 Land near West End Cottages, Hundleton (0.65 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is near 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 species Development at this site is not likely to have a significant effect on the European site – minimum of 13 units over the plan period; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/096/LDP2/2 West of Stranraer Road, Pennar, Pembroke Dock (1.99 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <0.5 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, otters. Cumulative effects of multiple sites. General biodiversity issues Development at this site is not likely to have a significant effect on the European site – there is a minimum of 60 units over the plan period; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.

HSG/096/00373 Imble Lane, Pembroke Dock (3.58 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <1 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 Orielton), otters. Cumulative effects of multiple sites. General biodiversity issues Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/096/00238 Land North of Pembroke Road, Pembroke Dock (0.52 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	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 Orielton), otters. Cumulative effects of multiple sites. General biodiversity issues Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/096/LDP2/1 Land at Hampshire Drive,	I	Screened in: allocation may have	N	N	The site is <0.5 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat

Pembroke Dock (1.12 ha)		a likely significant effect on European sites.			SAC. Potential issues: Surface water drainage/separation, water quality, disturbance to bats and flight paths (from / to Orielton), otters. Cumulative effects of multiple sites. General biodiversity issues Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/095/00147 Adjacent to Long Mains and Monkton Priory (5.51 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <0.5 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 Orielton, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/095/LDP2/4 Between Golden Brake & Buttermilk Lane (1.68 ha)	I	Screened in: allocation may have a likely significant effect on European	N	N	The site is <1 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. – outline consent. Potential issues:

		sites.			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 Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/095/00144 North of Gibbs Way (2.86 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	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 Orielton, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/095/LDP2/3 East of The Glen, Lower Lamphey Road, Pembroke (0.76 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The allocated site is <2 km from the Pembrokeshire Marine SAC and unlikely to have an effect on this SAC. Potential for effects Pembrokeshire Bat SAC. Potential issues: Disturbance to bats and flight paths (from / to Orielton, castle and

					<p>caves). Cumulative effects of multiple sites. General biodiversity issues Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
<p>HSG/095/LDP2/2 South East of Southlands, St. Daniels Hill Pembroke HSG/095/LDP2/5 South West of Southlands St. Daniels Hill, Pembroke</p>	I	<p>Screened in: allocation may have a likely significant effect on European sites.</p>	N	N	<p>Potential for effects Pembrokeshire Bat SAC. Potential issues: Disturbance to bats and flight paths (from / to Orielton, castle and caves). Cumulative effects of multiple sites. General biodiversity issues Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
<p>HSG/095/LDP2/1 Between St Daniels Hill and Norgans Hill, Pembroke (3.07)</p>	I	<p>Screened in: allocation may have a likely significant effect on European sites.</p>	N	N	<p>Potential for effects Pembrokeshire Bat SAC. Potential issues: Disturbance to bats and flight paths (from / to Orielton, castle and caves). Cumulative effects of multiple sites. General biodiversity issues Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35,</p>

					GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
North West of HSG/001/LDP2/01 St. John's Church, Abercych (0.55 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <1 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 feeding, resting, breeding (otters) Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/007/LDP/01 North of Cilfan y Coed, Boncath (0.69ha)	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/006/00003 Adjacent to Hafod, Blaenffos (0.93 ha)	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/020/LDP2/1 Land at Tan Ffynnon Fields, Cilgerran (3.95 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <0.2 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 Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/152/LDP2/1 South of Bro'r Dderwen, Clunderwen (2.71 ha)	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/030/LDP/01 East of Waunaeron, Crymych (1.23 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <2 km from Preseli SAC, and <2 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. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/030/00043 Between the School & Station Road, Crymych (2.07ha)	I	Screened in: allocation may have a likely significant effect on European	N	N	The site is <2 km from Preseli SAC, and <2 km from Gweunydd Blaencleddau SAC. Potential issues: Surface water drainage/water table, sewage works capacity, water

		sites.			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. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/033/LDP2/1 South West of the School, Eglwysrwrw (1.23 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <1 km from the North Pembrokeshire Woodlands SAC 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 Development at this site (Minimum of 12 units allocated) is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/042/00013 North of Cartref, Hermon (0.78 ha)	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/060/LDP2/1 Adjacent	I	Screened in:	N	N	The site is <2 km from the Cleddau Rivers SAC.

to Maesybryn, Llandissillio (1.84HA)		allocation may have a likely significant effect on European sites.			Potential issues: Sewage treatment works capacity issues. Water quality issues – drainage, surface water Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/081/LDP2/1 West of Globe Inn, Maenclochog (1.32ha)	I	Screened in: allocation may have a likely significant effect on European sites.	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 Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/122/00035 Awel y Mor Extension, St Dogmaels (0.55 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	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 (otter). Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level

					if and when planning approval is sought.
HSG/003/LDP2/01 - North of Begelly Farm, Begelly	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>The site is check 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 Cottage, Waterwynch and Carew).</p> <p>Potential issues: Lighting interference with bat flight lines Disturbance to foraging habitats Marsh fritillary.</p> <p>Cumulative - Possible impact with Kilgetty, Begelly, Pentlepoir sites. Possible water quality impacts on Carmarthen Bay and Estuaries SAC</p> <p>Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
HSG/003/00040 - North of New Road, Begelly	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>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 Cottage, Waterwynch and Carew).</p> <p>Potential issues: Lighting interference with bat flight lines Disturbance to foraging habitats Marsh fritillary.</p> <p>Cumulative - Possible impact with Kilgetty, Begelly, Pentlepoir sites. Possible water quality impacts on Carmarthen Bay and Estuaries SAC</p> <p>Development at this site is not likely to have a significant effect on</p>

					the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/015/LDP2/24 – Former NP Caravan Site, Carew & Sageston	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <2 km from the Pembrokeshire Marine SAC and the Pembrokeshire Bat Site at Carew. Potential issues: Water quality issues –drainage, surface water Lighting interference with bat flight lines Disturbance to foraging habitats Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/047/00018 - North of Sunnyside, Jeffreyston	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/050/00044 - South of Kilvelgy Park Kilgetty, Kilgetty	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	4.0 km from Jeffreyston 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

					<p>quality, disturbance to bats and flight paths (from / to Waterwynch, Carew), marsh fritillary. Cumulative effects of multiple sites (housing, retail, employment). General biodiversity issues</p> <p>Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
HSG/057/LDP/01 - Adjacent to Glan Preseli, Llanddewi Velfrey	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/088/00078 - North of Highfield Park & Parc Roberts, Narberth	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>Site is <1 km away from Cleddau Rivers SAC and adjacent to a tributary of the Cleddau Rivers SAC.</p> <p>Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues.</p> <p>Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
HSG/088/00077 - West of Rushacre, Narberth	I	Screened in: allocation may have a likely significant	N	N	<p>The site is <2 km away from the Cleddau Rivers SAC, and adjacent to a tributary of the Cleddau Rivers SAC.</p> <p>Potential issues:</p>

		effect on European sites.			Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/097/LDP/01 – North of The Paddock, Penally	I	Screened in: allocation may have a likely significant effect on European sites.	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 Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/099/LDP2/1 - Land at Coppins Park, Pentlepoir	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	Pembrokeshire Bat Site (Beech Cottage Waterwynch, and Carew). Potential issues: Lighting interference with bat flight lines Disturbance to foraging habitats The allocated site is unlikely to have an effect on any SACs/SPAs. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried

					out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/123/LDP/01 - North of Parsons Green, St Florence	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/132/LDP/01 – South of the Boars Head junction, Templeton	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/132/LDP2/1 – West of Kings Park Farm, Templeton	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/053/00009 Court Meadow, Letterston	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 1.4 km away from the Cleddau Rivers SAC. Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues – bats and flight lines. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/022/LDP2/1 Land at Dungleddy Court,	I	Screened in: allocation may have	N	N	The site is <1 km from the Cleddau Rivers SAC. Potential issues:

Clarbeston Road		a likely significant effect on European sites.			Water quality issues –drainage, surface water Road development, increased traffic Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/029/00014 Opposite Woodholm Close, Crundale	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <1 km from the Cleddau Rivers SAC. Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/029/LDP2/1 West of Ashford Park, Crundale	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <1 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. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35,

					GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/049/LDP2/1 West of Brookfield Close – northern parcel Keeston	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <1 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water Increased recreational pressure – fishing/boats/walking, disturbance to species. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/119/LDP2/1 Adjacent to Cornerways, Simpson Cross	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <1 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water Increased recreational pressure – fishing/boats/walking, disturbance to species Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
HSG/120/00018 North West of Wesley Way, Spittal	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <1 km from the Cleddau Rivers SAC. Outline consent (covers 3/4 of allocation), not started. Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water

					<p>Road development, increased traffic</p> <p>Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
HSG/135/LDP2/1 North of Bulford Road Bypass, Tiers Cross	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/149/LDP2/1 Land at Ford Farm, Wolfscastle	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>The site is <0.5 km from the Cleddau Rivers SAC</p> <p>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.</p> <p>Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
GN 19 Specialist and Supported Accommodation					

Allocations					
SSA/088/LDP2/01 Redstone, Narberth	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The area of the site drains to a tributary of the Cleddau Rivers SAC. Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
SSA/135/LDP2/01 North of Bulford Road Bypass, Tiers Cross	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
SSA/089/LDP2/02 Park House (hospital extension), New Hedges	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	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. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
SSA/089/01	I	Screened in:	N	N	Pembrokeshire Bat Sites (Beech Cottage Waterwynch and Carew).

Park House (specialist and supported accommodation), New Hedges		allocation may have a likely significant effect on European sites.			<p>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. Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
GN 24 Community Facility Allocations					
CF/040/01 New Primary School, Slade Lane, Haverfordwest	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>The site is 0.5 km from the Cleddau Rivers SAC Potential issues: Water quality issues – drainage, surface water Loss/disturbance/fragmentation of habitat/feeding area. Lighting Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
CF/095/LDP2/01 Welsh Medium Primary School, Pembroke	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>The allocated sites is <0.2km from the Pembrokeshire Marine SAC and foraging bats from Pembrokeshire bat sites. Potential issues: Water quality issues – drainage, surface water Loss/disturbance/fragmentation of habitat/feeding area for bats.</p>

					<p>Lighting</p> <p>Development at this site is not likely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.</p>
CF/095/LDP2/01 Adjacent to Lamphey School, School Extension & Car Park, Lamphey Pembroke	G	Screened out: allocation not likely to have a significant effect on European sites.	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
GN 30 Transport Routes and Improvements					
TS/LDP2/01 Llanddewi Velfrey to Penblewin A.40 Trunk Road Bypass	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>The site is 2 km from the Cleddau Rivers SAC</p> <p>Potential issues:</p> <ul style="list-style-type: none"> Loss/disturbance/fragmentation of habitat and feeding areas Disruption to bat flight lines Increase in noise, air and light pollution Increased traffic <p>Proposals are safeguarded at this stage and are therefore unlikely to have a significant effect on the European site; proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
TS/LDP2/02 Blackbridge Access and Waterston Bypass	I	Screened in: allocation may have a likely significant	N	N	<p>The site is adjacent to the Pembrokeshire Marine SAC.</p> <p>Potential issues:</p> <ul style="list-style-type: none"> Lighting

		effect on European sites.			<p>Surface water runoff Disruption to bat flight lines Increase in noise, air and light pollution Increase in diffuse pollution Disturbance of habitats</p> <p>Proposals are safeguarded at this stage and are therefore unlikely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
TS/LDP2/03 Well Hill Improvement, Pembroke	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>The site is <1 km from the Pembrokeshire Marine 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</p> <p>Proposals are safeguarded at this stage and are therefore unlikely to have a significant effect on the European site; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals will also require a detailed assessment at the project level if and when planning approval is sought.</p>
TS/LDP2/04 Milford Haven Public Transport Interchange	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	<p>This allocation does not detail the proposal. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance.</p>

TS/LDP2/05 Haverfordwest Bus and Rail Interchange	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	Cleddau River SAC is close to the safeguarded area. This allocation does not detail the proposal. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance.
TS/LDP2/06 Haverfordwest to Narberth Shared Use Path	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is near the Cleddau Rivers SAC, and adjacent to a tributary of the Cleddau Rivers SAC. Potential issues: Surface water drainage, water quality, disturbance to species. General biodiversity issues. This allocation does not detail the proposal. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance.
TS/LDP2/07 Pembroke Dock Train Station Car Park Extension	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	This allocation does not detail the proposal. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance.
GN 31 Working of Minerals					
MN/000/LDP2/001 Trefigin Quarry extension	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is not adjacent or near to a SAC, potential impacts could arise via groundwater/water courses. However, any extension to the site would also be subject to policies SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance.
MN/000/LDP2/002 Pallau and Mount Farm	I	Screened in: allocation may have	N	N	The nearest SAC is the North Pembrokeshire Woodlands SAC Potential issues:

		a likely significant effect on European sites.			Bats Increase in noise, air pollution This allocation does not detail the proposal; proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
<u>GN 46 Waste Management Facilities (some are also strategic employment sites)</u>					
EMP/146/00001 Waterston Industrial Estate (9.52 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is <3 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development, proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
EMP/000/00003 Milford Haven petro-chemical storage facility (Puma Energy) (159.14 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 2 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development, proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
EMP/000/00004 Waterston – tank farm and	I	Screened in: allocation may have	N	N	The site is <1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development,

LNG (177.35 ha)		a likely significant effect on European sites.			proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
EMP/095/00001 Pembroke Power Station Site (139.35 Ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.2 km from the Pembrokeshire Marine SAC The new power station was constructed and is operational. This allocation does not specify the type of potential development, proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
EMP/096/00005 Kingswood Industrial Estate, Pembroke Dock (8.31 ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development, proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
EMP/096/00006 Waterloo and London Road Industrial Estate, Pembroke Dock (19.41 Ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development, proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.

EMP/096/00002 Pembroke Dockyard (28.95 Ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is adjacent to the Pembrokeshire Marine SAC This allocation does not specify the type of potential development, proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
EMP/000/00002 Valero Refinery, Rhoscrowther (222.60 Ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.7 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development, proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
EMP/034/00006 Celtic Link Business Park, Scleddau (13.29 Ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The allocated site is 1.48 km away from Cleddau Rivers SAC. This allocation does not specify the type of potential development, proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.
S/EMP/136/00001 Trecwn (21.22 Ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The site is 0.6 km from the Cleddau Rivers SAC This allocation does not specify the type of potential development proposals will be subject to other plan polices which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when

					planning approval is sought.
EMP/030/00001 Parc Gwynfryn, Crymych (6.92Ha)	I	Screened in: allocation may have a likely significant effect on European sites.	N	N	The allocated site is <3 km away from Preseli SAC and <2.5 km away from Gwaenydd Blaencleddau SAC. Potential issues: Surface water drainage/water table, water quality. General biodiversity issues – bats and flight lines. Potential linked habitat for marsh fritillary butterfly at Gweunydd Blaencleddau. This allocation does not specify the type of potential development proposals will be subject to other plan policies which have been developed to ensure that development is carried out appropriately (SP 1, SP 11, GN 1, GN 2, GN 3, GN 4, GN 35, GN 39 and Supplementary Planning Guidance). Any proposals at this site may also require a detailed assessment at the project level if and when planning approval is sought.

APPENDIX 4: Summary of screening of SACs and SPAs

European site (designation), Management plan version/condition assessment date	Site specific issues from management plans	Potential effect from policies, growth etc.	Further assessment required? x No, ✓ Yes, ? Uncertain	
			Alone?	In-combination
Bristol Channel Approaches SAC March 2019	Note that there are seasonal differences in relative use of the site, Porpoise are vulnerable to disturbance from operations that cause underwater noise e.g. from acoustic surveys, pile driving, military activity, aggregate extraction, sonar and sea based recreation (outside remit of LDP). Environmental contaminants such as mercury and PCBs in porpoise 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). Mortality or injury from tidal energy installations. Harbour dredging projects, shipping (outside remit of LDP). Water quality, discharge / run-off from land-fill, terrestrial and offshore industries (indirectly).	Small part of the plan area fronts the coast near Amroth. The LDP is not likely to impact on the site directly, however there may potential effects from port development, increase in shipping and surveys, there may also be impacts in combination with other plans (for example renewable energy (RE), land based development enabling offshore RE which result from the Swansea Bay City Region deal).	?	?
Carmarthen Bay and Estuaries SAC (part) 2017	Hard engineered flood defence or coastal defence works (outside remit of LDP). Potential threats from fisheries and shellfish management (outside remit of LDP).	Small part subject to potential effects from development in areas such as Kilgetty, Begelly, Pentlepoir. There may potential	?	?

	<p>Dock, harbour and marina structures construction and resultant maintenance. Aquaculture Aggregate extraction (dredging) (outside remit of LDP). Water quality (indirectly). Land claim (outside remit of LDP). Grazing (outside remit of LDP). Issues stemming from the management of the Afon Tywi SAC (outside remit of LDP). High speed power craft (outside remit of LDP). Recreational boating (outside remit of LDP). Military activity (outside remit of LDP). Power/communication cables. Shipping traffic and associated activities (outside remit of LDP). Agricultural run-off. Marine litter (outside remit of LDP).</p>	<p>from port development, increase in shipping and surveys, there may also be impacts in combination with other plans (for example schemes (renewable energy (RE), land based development enabling offshore RE which result from the Swansea Bay City Region deal.</p>		
<p>Cardigan Bay SAC (part) 2017</p>	<p>Bottlenose dolphin, porpoise and seals are vulnerable to disturbance and impacts of oil and gas exploration (seismic surveys and operations) and sea based recreation, including marine wildlife watching (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). Dredging projects (outside remit of LDP).</p>	<p>Potential impacts on water quality indirectly from development in the Teifi catchment, from recreation, and St Dogmaels. Potential cumulative effects with neighbouring authority plan and other plans, including any plans at Fishguard Port.</p>	<p>?</p>	<p>?</p>

	<p>Water quality (indirectly). Dock, harbour and marina structures: construction and maintenance. Shipping traffic and associated activities (outside remit of LDP). Land claim. Coastal protection/defence. Power/communication cables.</p>			
<p>Pembrokeshire Marine SAC (part) 2017</p>	<p>Water quality issues (urban, industrial and agricultural run-off). 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). Dredging. Dock, harbour and marina structures: construction and maintenance. Shipping traffic and associated activities (outside remit of LDP). Coast protection / defence. Power/communication cables. Netting and line fishing (outside remit of LDP). Oil and gas exploration. Recreation, including boating and wildlife watching. Military activities.</p>	<p>Potential effects from development around the Haven Waterway.</p>	✓	✓
<p>North West Pembrokeshire Commons SAC (part) April 2008</p>	<p>Grazing regimes (outside remit of LDP). Invasive species (outside remit of LDP). Water quantity.</p>	<p>Distance from development areas, and features not likely to be affected.</p>	✓	✓

<p>North Pembrokeshire Woodlands SAC (part) March 2011</p>	<p>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, and use of biomass and anaerobic digestion (outside remit of LDP). Grazing levels (outside remit of LDP). Non-native species (outside remit of LDP). Changes in air quality from industry (e.g. enterprise zone, port development).</p> <p>Range of Barbastelle bat – not enough is known to identify the feeding range, one threat is that half the roosting sites and the majority of the foraging areas lie outside the SSSI and SAC boundaries. Management requirements include a buffer be applied for no woodland management within 50m of a roost; specific management within 2km of Pengelli Forest.</p>	<p>Potential effects from development in Eglwysrwr and other relevant policies.</p>	<p>✓</p>	<p>✓</p>
<p>Pembrokeshire Bat Sites and Bosherton Lakes SAC (all of Orierton) April 2008</p>	<p>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/commuting areas. Otter population vulnerable to water quality, human disturbance, entanglement in fishing gear and habitat loss, increased recreational pressures (human disturbance and fishing are outside remit).</p>	<p>Potential effects from development of housing sites, changes in hedgerows, development of outbuildings, barns.</p>	<p>✓</p>	<p>✓</p>

	<p>Changes in agricultural practices for food supply of bats; insecticide use; climate change; loss of hedgerows (outside remit of LDP). Lighting.</p> <p>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 generally thought to forage in a 3-4km radius, key commuting routes could be up to 16km from specific roost sites. Threats include: loss of foraging habitat and within the core sustenance zone and severance of key commuting corridors.</p>			
<p>Preseli SAC (part) Feb 2011</p>	<p>Habitat 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. Burning (outside remit of LDP). Invasive non-native species.</p>	<p>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 SAC¹² states that there should be optimal marsh fritillary habitat within 2km of the SAC. Applying a 2km buffer to the SAC places Crymych and Puncheston and within this buffer.</p>	✓	✓
<p>Afon Teifi SAC (part) Sept 2017 (update to water quality standards), April 2011 (map edit), April 2008</p>	<p>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).</p>	<p>Development in Cilgerran St Dogmaels Abercych</p>	✓	✓

¹² <https://naturalresources.wales/media/673203/Preseli%20SAC%20management%20plan.pdf> (Feb 2011)

	<p>Grazing (outside remit of LDP). Future potential to affect abstractions and discharges (indirectly). Migratory fish vulnerable to obstacles to migration, overfishing (outside remit of LDP). Damage to habitats outside the site. Invasive non-native species.</p>			
<p>Afonydd Cleddau SAC (part) Sept 2017 (update to water quality standards), Aug 2012 (map edit)</p>	<p>Water quality (including silt, water pollution (direct or diffuse), run-off, nutrient enrichment, eutrophication etc). Water management (including abstractions, 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). Barriers to migration for fish species (outside remit of LDP). Invasive non-native species.</p>	<p>Settlements in the catchment could affect water quality, other potential issues with infrastructure capacity, surface water drainage.</p> <p>Potential development in settlements such as: Letterston, Wolfscastle Spittal Maenclochog Clarbeston Road Puncheston Little Newcastle Haverfordwest Simpson Cross Narberth Llandissilio Clunderwen</p>	✓	✓
<p>Yerbeston Tops SAC (all) May 2014, Feb 2011, Mar 2008</p>	<p>Loss of habitat. Grazing regime / under-grazing (outside remit of LDP). Water quality. General development.</p>	<p>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</p>	?	?

		LDP. The management plan for the SAC ¹³ states that restoring ecological connectivity between this meta-population and those elsewhere in the County is required to enable at least periodic genetic exchange and to increase long term resilience of the population. Opportunities should be sought to restore the required habitat in key areas. The nearest settlement to the site is Martletwy.		
Carmarthen Bay SPA (part) 2017	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	?
West Wales Marine SAC March 2019	Note that there are seasonal differences in relative use of the site. Porpoise are vulnerable to disturbance from operations	Potential effects from development around the Haven Waterway, and Fishguard/Goodwick, St Dogmaels.	✓	✓

¹³ <http://naturalresources.wales/media/674433/yerbeston-moors-tops-sac-plan-english.pdf> (May 2014)

	<p>that cause underwater noise e.g. from acoustic surveys, pile driving, military activity, aggregate extraction, sonar and sea based recreation (outside remit of LDP).</p> <p>Environmental contaminants such as mercury and PCBs in porpoise prey (outside remit of LDP).</p> <p>Entanglement of marine mammals in fishing nets (outside remit of LDP).</p> <p>Fisheries, damage to seabed habitats (outside remit of LDP).</p> <p>Marine litter, military testing or ordnance (outside remit of LDP).</p> <p>Mortality or injury from tidal energy installations.</p> <p>Harbour dredging projects, shipping (outside remit of LDP).</p> <p>Water quality, discharge / run-off from land-fill, terrestrial and offshore industries (indirectly).</p>	<p>There may be potential effects from port development, increase in shipping and surveys, there may also be impacts in combination with other plans (for example renewable energy (RE), land based development enabling offshore RE which result from the Swansea Bay City Region deal).</p>		
European sites outside of the plan area				
<p>Limestone Coast of SW Wales SAC May 2008</p>	<p>Grazing regime (outside remit of LDP).</p> <p>Invasive species.</p> <p>Agricultural operations (e.g. ploughing, fertiliser, pesticides) (outside remit of LDP).</p> <p>Recreational users.</p> <p>Marine chemical/oil pollution (outside remit of LDP).</p>	<p>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.</p>	x	? (recreation)
<p>St. David's SAC April 2014</p>	<p>Under-grazing (outside remit of LDP).</p> <p>Agricultural improvement (outside remit of LDP).</p> <p>Recreational pressures (if numbers increase).</p>	<p>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.</p>	x	? (recreation)
<p>Gweunydd Blaencleddau SAC July 2011</p>	<p>Under-grazing/grazing regimes (outside remit of LDP).</p> <p>Invasive species (including bracken or scrub) (outside remit of LDP).</p>	<p>The SAC is outside of the plan area and most of the vulnerabilities of the site are outside of the remit of</p>	?	x

	Multiple ownership issues (outside remit of LDP). Water quality.	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's vision for the SAC ¹⁴ states that there should be suitable marsh fritillary 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).		
Castlemartin Coast SPA May 2008	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 LDP.	x	? (recreation)
Ramsey and St. David's Peninsula SPA April 2014	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 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	x	x

¹⁴ <http://naturalresources.wales/media/672462/Gweunydd%20Blaencleddau%20Mplan%20English.pdf> (4 July 11, v 14)

		outside of the remit of the LDP.		
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
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	x

APPENDIX 5: 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 11 March 2020.

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>		

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Representor Number
Submission Type (Via online, Email, Post, etc)

Question 4: Other comments

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

(Please continue on a separate sheet if necessary)