

APPENDIX 1: Criteria and Policy Screening

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

Policy	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
Strategic Policies				
<p>SP 1 Sustainable Development</p> <p>All development proposals must demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised.</p>	6	N	N	<p>The overarching aim of the plan is to ensure sustainable development is achieved. Detailed policies GN 1, GN 2, GN 36 all seek to ensure development achieves positive environmental, economic and social impacts.</p>
<p>SP 2 Port and Energy Related Development</p> <p>Development at the Ports of Milford Haven and Fishguard will be permitted for port related facilities and infrastructure, including energy related development.</p>	7	?	?	<p>Port and energy development in Milford Haven and Fishguard have the potential to impact European sites. The effects will depend on the specific location and scale. Due to the nature of development that will be driven by this policy, further assessments will be made at a project level. Policies in the LDP will ensure that development achieves positive environmental, economic and social impacts. These policies together with their reasoned justification of policies seek to protect and enhance the natural environment (see GN 1) and specifically European sites (GN 36).</p>
SP 3 Employment Land Requirements	Allocated sites	-	-	See specific allocation assessment

Policy	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>Land is provided for the development of 173 hectares of employment land on a mix of strategic and local employment sites.</p> <p>Strategic employment sites are identified at the following locations:</p> <p>Blackbridge, Milford Haven; Pembrokeshire Science and Technology park, Pembroke Dock; Withybush Business Park, Haverfordwest; Trecwn.</p>	<p>have been assessed separately (see Appendix 2)</p>			<p>(Appendix 2).</p>
<p>SP 4 Promoting Retail Development</p> <p>The retail hierarchy for Pembrokeshire is</p> <p>Sub-regional Town Centre: Haverfordwest</p> <p>Town Centre: Pembroke Dock, Pembroke, Milford Haven, Fishguard, Narberth</p> <p>Local Retail Centre: Goodwick, Neyland, Crymych, Letterston, Johnston</p> <p>All new retail and leisure development should be</p>	<p>2 - not dictating where specific development is, but the implementation of this policy could affect SACs SPAs</p>	<p>N</p>	<p>N</p>	<p>The policy does not detail the specific location of development for retail. Retail proposals are expected to reflect the retail hierarchy to ensure development is relevant to the scale and nature of that centre. Development in Haverfordwest, Pembroke, Pembroke Dock, Milford Haven, Fishguard, Narberth, Goodwick, Neyland, Crymych and Letterston could have the potential to impact on SACs/SPAs, however other policies are in place to ensure that development delivers positive impacts.</p> <p>Development in Johnston is unlikely to</p>

Policy	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>consistent in scale and nature with the size and character of the Centre and its role in the retail hierarchy.</p> <p>Proposals which would undermine the Retail Hierarchy will not be permitted.</p>				<p>impact European sites.</p>
<p>SP 5 Visitor Economy</p> <p>Proposals for developments relating to the visitor economy will be supported provided that they are in sustainable locations, contribute to the diversity and quality of accommodation and attractions, enhance the environment and benefit local communities.</p>	2 / 7	?	?	<p>The policy will ensure that development is in sustainable locations and enhance the environment, however depending on where the location of the development, impacts on European sites cannot be ruled out. The potential impacts from increased visitor numbers may include disturbance of European species (e.g. otter). Specific policies are in place to address impacts on the environment, biodiversity and European sites.</p>
<p>SP 6 Minerals</p> <p>A contribution to the national, regional and local need for a continuous supply of minerals will be met by:</p> <ol style="list-style-type: none"> Maintaining a reserve of hard rock and sand 	2 / 7	N	N	<p>The location of minerals development are not known. There is potential for impacts on European sites. Policies ensure the consideration of impacts on European sites and assessment will be made at a project level.</p>

Policy	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>and gravel during the plan period;</p> <p>2. Safeguarding known resources¹ of coal and aggregates (including sand and gravel and hard rock) from permanent development, except those in settlements, and</p> <p>3. Safeguarding the landfall locations for marine dredged sand and gravel.</p>				
<p>SP 7 Housing Requirement</p> <p>Land is provided for the development of 5,600 new dwellings.</p>	<p>2 / 7 – depends how implemented – see allocations (Appendix 2).</p>	<p>?</p>	<p>?</p>	<p>The policy specifies the overall numbers for new dwellings over the plan period. The location and scale of development is provided in GN 29 which is assessed separately (Appendix 2).</p>
<p>SP 8 Affordable Housing Target</p> <p>Approximately 1,450 new affordable dwellings will be provided.</p>	<p>2 / 7</p>	<p>N</p>	<p>N</p>	<p>The policy specifies the number of affordable dwellings which will be developed through social housing grant, planning obligations as part of a larger residential development, on sites developed by social housing providers, and on exception sites. Housing allocation sites</p>

¹ At outcrop locations

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

Policy	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>A settlement hierarchy is defined on the basis of their functional characteristics and availability of services and facilities, as follows:</p> <p>1. Hub Towns</p> <p>1a <u>Haven Hub</u> Haverfordwest Milford Haven Pembroke Dock Pembroke Neyland</p> <p>1b <u>North Pembrokeshire Hub</u> Fishguard Goodwick</p> <p>2. Rural Settlements</p> <p>2a <u>Rural Town</u> Narberth</p> <p>2b <u>Service Centres</u> Crymych Johnston Kilgetty Letterston</p> <p>2c <u>Service Villages</u> Abercych Begelly Blaenffos Boncath Broadmoor Bwlch-y-Groes Carew / Sageston Cilgerran</p> <p>Llangwm Maenclochog Martletwy Mathry Milton New Hedges Penally Pentlepoir</p>				<p>towards rural areas than the JUDP and this should not increase pressure on European sites. However SP 12 does not actually allocate or specify development and as such does not impact European sites directly. Development influenced by this policy would also have to meet the requirements of GN 1 and GN 36 which specify criteria intended to conserve and enhance the natural environment. Any specific developments permitted in the settlement hierarchy would also be assessed on a project level. Detailed assessment of allocations has been undertaken under policy GN 28 (Appendix 2).</p>

Policy	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p> Clarbeston Road Clunderwen Cosheston Croesgoch Crundale Eglwysrw Haycastle Cross Hermon Hook Houghton Hundleton Jeffreyston Lamphey Llanddewi Velfrey Llandissilio <u>2d Large Local Villages</u> Burton Burton Ferry Camrose East Williamston Freystrop Hill Mountain Keeston Llanstadwell </p>	<p> Pont-yr-Hafod Puncheston Robeston Wathen Roch Rosemarket Simpson Cross Spittal St Dogmaels St Florence Tavernspite Tegryn Templeton Tiers Cross Wolfscastle Luchurch Mascle Bridge Pen-y-bryn Scleddau Stepaside Summerhill Trefgarn Owen Waterston </p>			

Policy	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<u>2e Small Local Villages</u> Ambleston Barnlake Bentlass Bethesda Carregwen Castlemorris Cold Blow Cold Inn Glandwr Glogue Lampeter Velfrey Liddeston Little Honeyborough Little Newcastle Llandeloy Llanfyrnach Llangolman Llanteg Llanteglos Llanychaer Lawhaden Llwyncelyn Llys-y-Fran Lower Freystrop Maddox Moor	Pelcomb Cross Penffordd Penycwm Pleasant Valley Portfield Gate Postgwyn Princes Gate Redberth Reynalton Rhoshill Sardis Square and Compass St Twynnells St Nicholas Sutton Thomas Chapel Thornton Treffgarne Treffynnon Troopers Inn Tufton Uzmaston Wallis Walton East Wiston			

Policy	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
Maiden Wells New Moat Newchapel	Wolfsdale Woodstock			
<p>SP 13 Settlement Boundaries</p> <p>Settlement boundaries are defined for Hub Towns, Rural Towns, Service Centres, and Service Villages, where market and local needs affordable housing will be permitted. Within Large Local Villages, Settlement Boundaries are defined indicating locations where market housing and local needs affordable housing will be permitted. Within Small Local Villages, Settlement Boundaries are defined indicating where local needs affordable housing will be permitted.</p>	2	N	N	This policy does not specify the location for development and so proposals would be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, and GN 36.
<p>SP 14 Hub Towns</p> <p>Within the Hub Towns development will encourage sustainable communities and complementary relationships between the Towns by promoting each of the following::</p> <ol style="list-style-type: none"> 1. Development in locations which support and reinforce the roles of the towns within the Hubs; 2. High quality accommodation that supports diversity in the residential market; 	1 6	N	N	This policy will not directly impact on European sites as it does not specify the location or scale for development. It will influence the location of future developments however there would have to be assessed at project level which would be subject to GN 1, GN 2 and GN 36.

Policy	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
3. Opportunities for new commercial, retail, tourism, leisure and community facilities; 4. Appropriate land uses which are well-related to a Settlement Boundary; 5. Accessibility to services by a range of sustainable modes of transport				
SP 15 Rural Settlements Within the Rural Settlements development will encourage sustainable communities and a thriving rural economy by promoting:: 1. Development of a scale and nature identified as being appropriate for the settlement 2. High quality accommodation of tenure(s) appropriate for the settlement. 3. Opportunities for new commercial, retail, tourism, leisure and community facilities 4. Appropriate land uses which are well-related to a Settlement Boundary 5. Greater accessibility to existing and new services	1	N	N	There is a possible risk associated with this policy as it encourages development in areas, which may be close to European sites. However it does not directly specify the location for development and so projects would have to be assessed at project level. They would also be subject to GN 1, GN 2 and GN 36.
SP 16 The Countryside Within the Countryside development will meet the	5	N	N	Although this policy does steer development towards protecting, enhancing and protecting the environment European

Policy	Potential effects on SAC/SPA (criteria 1-9, affected SAC/SPA)	Likely significant effect? Y, N, ?	In combination effect? Y, N, ?	Summary/ mitigation/other plans/strategies
<p>essential requirements of people who live and work in the countryside whilst protecting Pembrokeshire's landscape and natural and built environment, by promoting:</p> <ol style="list-style-type: none"> 1. Appropriate development which minimises visual impact on the landscape and respects the natural and built environment 2. Enterprises for which a countryside location is essential 3. Opportunities for rural enterprise workers to be housed in suitable accommodation that supports their employment 4. The re-use of appropriate existing buildings 				<p>sites may still be affected. This policy may lead to development but as no locations are specified assessments would need to be undertaken at project level. Any development would be subject to policy GN 1, GN 2, and GN 36.</p>

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

<p>GN 1 General Development Policy</p> <p>Development will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> 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 or an increase in noise or vibrations levels; 3. It would not adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park; 4. It respects and protects the natural environment including protected habitats and species; 5. It is of a nature, type or scale likely to be compatible with use of the Welsh language and culture within the local community; 6. It 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; and 10. It would neither contribute to the coalescence of distinct settlements nor create or consolidate ribbon development. 	1	N	N	<p>The policy does not specifically propose any development but sets a framework for all development to take account of location, negative effects, landscape character, natural environment, Welsh language and culture, highway impacts, infrastructure, health and safety and water quality.</p>
GN 2 Sustainable Design	1	N	N	The policy sets out criteria to ensure

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

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

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

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

<p>GN 10 Farm Diversification</p> <p>Diversifying the range of economic activities on a farm will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> 1. The proposed use helps to support the continued agricultural operation of the farm; 2. If a new building is justified it should be sited in or adjacent to an existing group of buildings and 3. If a retail use is proposed the scale and scope will not harm the vitality and viability of retail facilities in any nearby settlements, or undermine the retail hierarchy. 	2	N	N	<p>The policy does not detail specific locations for farm diversification. Development on farms could result in effects on European sites and any development would be subject to other policies in the LDP (SP 1, GN 1, GN 2, GN 11, GN 36). Proposals would also be assessed at a project level.</p>
<p>GN 11 Conversion or Change of Use of Agricultural Buildings</p> <p>The renovation, conversion or change of use of agricultural buildings outside any settlement boundary will be permitted for an employment use, self-catering or for residential use, provided the following criteria are met:</p> <p>For employment related activities (excluding holiday accommodation):</p> <ol style="list-style-type: none"> 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; while <p>For residential use, holiday accommodation or live-work units:</p>	2	N	N	<p>Agricultural buildings can be important for bat species (Pembrokeshire Bat Sites SAC, N Pembro Woodland SAC, Limestone Coast SAC) - there is the potential for effects on SACs / SPAs. The policy does not specify locations therefore any impacts would be dealt with at project level. Policies and reasoned justification of policies seek to protect and enhance the natural environment (see GN 36, GN 1).</p>

<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 and 3. Any necessary alterations are kept to a minimum, can be carried out without adversely affecting the character of the building or its setting, and are in matching and/or sympathetic materials; 4. Outside storage, new services, access works, fences, walls or other structures associated with the use of the building and its curtilage can be provided, without harming the landscape setting or the character of the building. 				
<p>GN 12 Town Centre Development</p> <p>Within the Town Centres identified on the Proposals Map development will be permitted providing the following criteria are met:</p> <ol style="list-style-type: none"> 1. It falls within use classes A1, A2, A3, B1, C1, C2, C3, D1 or D2 of the Use Classes Order or is a sui generis use normally found in shopping centres; 2. The proposal would not create a concentration of more than a third of non A1 (retail) uses adjacent to each other within a Primary Frontage; 3. The proposed development does not undermine or prevent the development of an identified retail allocation within the Town Centre; and 4. It does not propose a change of use to residential use (C3) on a ground floor in a Primary or Secondary Frontage. 	2	N	N	<p>The policy relates to town centre development and does not specify locations. The policy has the potential to impact European sites through development, however policies for biodiversity within the LDP will ensure that the integrity of other habitats, sites or features of importance to wildlife and individual species, will be maintained (GN 36). The biodiversity policy also allows for enhancement of biodiversity. Specific proposals will be assessed at project level.</p>
<p>GN 13 Major Out-Of-Town Development</p>	2	N	N	<p>The policy allows for retail in out of town locations, but does not specify</p>

Proposals for major retail development outside the defined Town Centre boundaries will only be permitted where: 1. The development would not undermine the retail hierarchy set out in the strategic policies; and 2. The development either by itself or in combination with other permitted or allocated retail developments would not undermine the vitality and viability of any of the Town Centres or Local Retail Centres.				where this development would be. New development has the potential to impact European sites, however, policies within the LDP exist to ensure that impacts are minimised.
GN 14 Retail Allocations The following sites are allocated for retail development: Fred Rees Site, Haverfordwest St Govans Centre, Pembroke Dock The Primary School Site, Fishguard The Primary School Site, Narberth Kingsmoor Foodstore Allocation, Kilgetty	Allocated sites have been assessed separately (see Appendix 2)	-	-	See specific land allocation assessments (Appendix 2).
GN 15 Small Scale Retail The development, or extension, of small scale retail facilities will be permitted where: 1. The proposal is well located to serve the needs of the community; and 2. The proposed use will not impact negatively on the vitality and viability of any Town or Local Centre.	2	N	N	The policy does not detail where small scale retail development will be specifically located. The policy allows for retail development in larger towns and smaller or more rural settlements. Other policies within the LDP will ensure no detrimental impacts on European sites.
GN 16 Visitor Attractions and Leisure Facilities New visitor attractions and commercial recreation and leisure proposals will be permitted where both the following criteria	2	N	?	Development of visitor attractions and leisure facilities has the potential for effects on European sites. The potential impacts from increased

<p>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>visitor numbers may include disturbance of European species (e.g. otter). The location of visitor attractions and leisure facility development is not known. LDP policies exist to ensure that development protects and enhances biodiversity (GN 36).</p>
<p>GN 17 Self-Catering and Serviced Accommodation</p> <p>Proposals for new self-catering, serviced or hotel accommodation will be permitted where: either</p> <ol style="list-style-type: none"> 1. It is within or is well-related to a town, service centre or service village; or 2. The proposal is for an existing dwelling, a historic building or conversion of a traditional agricultural building. 	2	N	N	<p>The policy proposes development of new self-catering, serviced or hotel accommodation within towns, service centres or service village. Agricultural buildings can be important for bat species (Pembrokeshire Bat Sites SAC, North Pembrokeshire Woodland SAC, Limestone Coast SAC). The policy does not specify locations, therefore any impacts would be dealt with at project level. Policies and reasoned justification of policies seek to protect and enhance the natural environment (see GN 36, GN 1).</p>
<p>GN 18 Touring Caravan and Tent Sites</p> <p>Within the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary Out Liberty new touring caravan and / or tent sites, extensions to existing sites or changes of tent pitches to 'unit pitches' will not be permitted.</p> <p>Elsewhere:</p>	2	N	N	<p>The policy is unlikely to have a significant effect. Proposals for extensions to existing sites should demonstrate that an environmental improvement will be achieved both for the site and the setting. Policies and reasoned justification of policies seek to protect and enhance the natural environment (see GN 36,</p>

<p>a) New touring caravan and tent sites will be permitted only where: either</p> <ol style="list-style-type: none"> 1. The site is well-related to a settlement identified in the hierarchy as a town, service centre or service village; or 2. The site is well-related to a local village and will provide a community facility not present within the existing settlement; <p>b) extensions to touring caravan and tent sites will be permitted only where:</p> <ol style="list-style-type: none"> 3. The proposals will achieve an environmental improvement, both for the site and its setting in the surrounding landscape and <p>c) Changes of tent sites that have a valid planning permission, or a lawful use, to 'unit' pitches (tent, motor caravan and touring vans) will be permitted only where: either</p> <ol style="list-style-type: none"> 4. The site is well-related to a settlement identified in the hierarchy as a service village, service centre or town; or 5. The site is well-related to a local village, and will provide a community facility not present within the existing settlement; <p>and in all cases, each of the following criteria are met:</p> <ol style="list-style-type: none"> 6. At least one third of the total number of pitches remains exclusively for tents and 7. The approved site area is not enlarged and there is no increase in the number of pitches. 				<p>GN 1). Assessment would also take place at a project level.</p>
GN 19 Static Caravan Sites	2	N	N	The policy is unlikely to have a

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

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

				listed and so development would have to be assessed at project level, which would also be subject to GN 1, GN 2, GN 3 and GN 36 to account for effects on biodiversity and ways to ensure these effects are minimised and mitigated.
GN 23 Prior Extraction of the Mineral Resource Where new development is permitted in an area of mineral resource, prior extraction of any economic reserves of the mineral must be achieved, wherever feasible, prior to the commencement of the development.	2	N	N	No location is specified under this policy and so any plans to extract minerals due to a new development on the site would need to be assessed at project level. Any development would be subject to GN 1, GN 2 and GN 36.
GN 24 New Minerals Working Proposals for mineral working and extensions to existing sites will be permitted where the following criteria are met: 1. The mineral is required to supply an identified need which cannot be supplied from secondary or recycled materials or 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 minerals sites, there is no adverse effect on land which has been satisfactorily restored and the proposal makes a valuable contribution to the character of the local landscape and local environment; and 5. There is provision for landscaping, groundwater protection, a beneficial after-use, restoration and post-closure management of the site, including the progressive	2	N	N	This policy does not specify any locations for new mineral workings and so assessment would need to be carried out at project level. Proposals would be subject to GN 1, GN 2 and GN 36.

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

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

net gain of 2 or more dwellings; and 3. Of all new dwellings in Small Local Villages.				Development would also be subject to GN 1, GN 2, and GN 36.
GN 30 Exception Sites for Local Needs Affordable Housing 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: 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, built for the exclusive occupation of local people in need of affordable homes, will pass to the initial and all subsequent, occupants.	2	N	N	The policy may lead to development being permitted on exception sites, outside of the settlement boundary but no locations are specified. Development would be subject to GN 1, GN 2 and GN 36 and would need to be assessed at project level.
GN 31 Specialist and Supported Accommodation The development, or extension, of specialist residential accommodation will only be permitted where the following criteria are met: 1. In the case of new facilities the development is within or well-related to a Settlement Boundary, or involves the adaptation or conversion of an appropriate existing building; or 2. In the case of extensions, the scale and nature of the extension is compatible with its location, and	2	N	N	This policy may lead to the development of accommodation however apart from the one allocation; locations are not specified at this stage. Any development would be subject to GN 1, GN 2, GN 3 and GN 36 and should be assessed at project level. Site allocations have been assessed separately (Appendix 2).

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

B Extension(s) to an existing community facility will be permitted where the facility is appropriately located to meet the needs of the community it is to serve.

C The change of use of a community facility will only be permitted where:

Either

1. It can be demonstrated that the continued use of the facility has been shown to be no longer viable;

Or

2. A suitable replacement facility is to be made available.

D The following sites are allocated for the development of new community facilities at:

Name	Use
Slade Lane School Site, Haverfordwest	New primary school
Withybush Hospital Extension, Haverfordwest	Hospital extension
St Marks VA School, Haverfordwest	Site extension
Pennar CP School, Pembroke Dock	Site extension & new access for school
Monkton Cemetery, Monkton	Cemetery extension
Popehill, Johnston	Cemetery extension

Allocated sites have been assessed separately (see Appendix 2)

biodiversity. Development would be subject to GN 1, GN 2, and GN 36 and should be assessed at project level.

For the sites listed these have been assessed separately (Appendix 2).

Freystrop Cemetery, Freystrop	Cemetery Extension						
Haverfordwest	Replacement Primary School						
GN 34 Protection and Creation of Outdoor Recreation Areas		2	N	N	<p>This policy may cause an impact on a European site. It may either lead to development or cause an increase in recreational pressures including disturbance to habitats that would directly impact on European site species. The policy will contribute positively to biodiversity through the provision of green corridors and spaces. No locations are specified for development in the policy so would have to be assessed at a project level. Development would also be subject to GN 1, GN 2, and GN 36.</p>		
<p>A Outdoor recreation areas, which include public open spaces, leisure routes and recreational facilities, are protected from inappropriate development.</p>							
<p>Development will be permitted on outdoor recreation areas where:</p> <ol style="list-style-type: none"> 1. It can be demonstrated by the applicant that the area has no significant public recreational value; or 2. A suitable replacement facility is to be made available; or 3. The recreational facilities will be enhanced through the redevelopment of part of the site. 							
<p>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 and 3. Provision is made for the future management and maintenance of the site/route.				
GN 35 Protection of Open Spaces with Amenity Value Development which would adversely affect the appearance, character or local amenity value of areas of public and private open space will not normally be permitted. In exceptional circumstances, where the proposal will bring clear social and/or economic benefits to the local community and make a positive contribution to the built environment, development may be permitted.	2	N	N	This policy should not lead to development however in exceptional circumstances it may. The policy will contribute positively to biodiversity through the provision of green corridors and spaces. No locations are specified so assessment would be to be carried out at project level. Any development would be subject to GN 1, GN 2, and GN 36.
GN 36 Protection and Enhancement of Biodiversity Development that would disturb or otherwise harm protected species or their habitats, or the integrity of other habitats, sites or features of importance to wildlife and individual species, will only be permitted in exceptional circumstances where the effects are minimised or mitigated through careful design, work scheduling or other appropriate measures.	5	N	N	This policy does not lead to development so should not cause impacts on European sites. The policy aims to mitigate the impacts of development arising from other policies and any in combination effects with GN 1, GN 2 and significant effects could be avoided.
GN 37 Protection and Enhancement of the Historic Environment Development that affects sites of architectural and/or historical merit or archaeological importance, or their setting, will only be permitted where it can be demonstrated that it would protect or enhance their character and integrity.	5	N	N	This policy does not lead directly to development and aims to mitigate development that affects the historical environment. However if development were to be permitted within historical environments particular care should be taken in case it is a bat habitat and development should be subjected to GN 36. Assessment would be

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

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

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

<p>Proposals for the deposit of waste on land will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> 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. A post operational landform compatible with the adjoining topography is achievable and 4. Provision is made for landscaping, progressive restoration, appropriate beneficial after use(s), restoration, and post closure management of the site. 				<p>deposit of waste on land would have an impact on European sites however no locations are specified in the policy. Assessments would need to be carried out at project level and be subject to GN 1 and GN 36.</p>
---	--	--	--	--