

## APPENDIX 2: Screening of land allocations

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

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

Water conservation measures – GN 1, GN 4

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

No unacceptable impacts in terms of lighting – GN 36

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

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

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

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

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

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

Recreational impacts – GN 1, GN 36

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

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

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

Dock (22.38 ha) Employment	Marine SAC.			
S/EMP/040/00001 Withybush Business Park, Haverfordwest (20.61 ha)  Employment	Development may impact the Cleddau Rivers SAC.	?	?	The allocated site is near the Cleddau Rivers SAC (0.380 km away). Potential issues are: water quality, drainage. The type of development is unknown. Assessment may be required at a project level depending on the proposed use of the site. Cumulative effect with other allocated sites in the immediate area.
S/EMP/136/0001 Trecwn (21.11 ha)  Employment	Development may impact the Cleddau Rivers SAC	?	?	The allocated site is near the Cleddau Rivers SAC (1.5 km from Esgryn Bottom and 0.08km from Cleddau River). The nature of the development is unknown at this stage and would need a full assessment at project level. Development would also be subject to Environmental Impact Assessment which would include ecological assessments. The management plan for the site states that water quality and water management, pollution and development are site specific issues. LDP policies, Development Sites SPG and national guidance will ensure that construction and operational processes will not incur likely significant effects. Surface water drainage will be addressed and appropriate techniques to ensure no pollution of the river.
<b>EMPLOYMENT</b>				
EMP/040/00003 Merlins Bridge Creamery Extension (5.13 ha)  Employment	Development could impact the tributary which meets the Cleddau Rivers SAC.	?	?	The allocated site is near the Cleddau Rivers SAC and Pembrokeshire Marine SAC (0.41km away) (also incorporates 040/00003). This site is adjacent to Merlin's Brook a tributary of the Cleddau River. Any revision to the discharge consent to the brook would be

				determined by the Environment Agency. Development may have an impact on the site in terms of: Water quality Disturbance to otters
EMP/040/00005 Withybush North of Business Park (6.09 ha)  Employment	Development may impact the Cleddau Rivers SAC.	N	?	The allocated site is near the Cleddau Rivers SAC (1.1 km away). Potential effects on the SAC include: Drainage issues Cumulative effect with Strategic Employment Site and other employment sites in the immediate area.
EMP/040/00004 and 040/00009 Withybush East of Business Park (15.38 ha)  Employment	Development may impact the Cleddau Rivers SAC, however due to the proximity and other policies impacts will mitigate.	N	?	The allocated site is near the Cleddau Rivers SAC (0.7 km away). Potential effects on the SAC include: Drainage issues Cumulative effect with Strategic Employment Site and other employment sites in the immediate area.
EMP/086/00001 Haven Head Business Park Northern Extension Milford Haven (3.82 ha)  Employment	Development may impact the Pembrokeshire Marine SAC.	N	?	The allocated site is near the Pembrokeshire Marine SAC (0.84km). Potential effects on the SAC include: Water quality / drainage issues Including cumulative effects with other employment sites in the area and housing sites. Bats and flight lines
EMP/086/00002 Dale Road, Hubberston (4.64 ha)  Employment	Development may impact the Pembrokeshire Marine SAC.	N	?	The allocated site is near the Pembrokeshire Marine SAC (0.78km). Potential effects on the SAC include: Water quality / drainage issues Contamination issues on site Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines

EMP/086/LDP/01 Adjacent to Marble Hall Road, Milford Haven (6.86 ha)  Employment	Development may impact Pembrokeshire Marine SAC	N	?	The allocated site is 1.1 km away from Pembrokeshire Marine SAC. Potential effects on the SAC include: Contamination issues on site Water quality / drainage issues Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines
EMP/093/00001 North of Honeyborough Industrial Estate (8.55 ha)  Employment	Development could impact the Pembrokeshire Marine SAC.	N	?	The allocated site is near the Pembrokeshire Marine SAC (0.13km away). All development will be required to comply with policies of the LDP and national policies to ensure no detrimental effect on the European site.
EMP/034/LDP/01 Goodwick-Former Dewhirst Factory (1.4 ha)  Employment	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.  All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
EMP/034/LDP/02 Goodwick- Parrog (0.6 ha)  Employment	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.  All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
EMP/030/00001 Crymych - adjacent to Riverlea / opposite Llygad-yr-Haul (5.2 ha)  Employment	Development may impact the Preseli SAC and Gwaenydd Blaencleddau SAC.	N	?	The allocated site is 2.21 km away from Preseli SAC and 2.4 km away from Gwaenydd Blaencleddau SAC. Includes Potential issues: Surface water drainage/water table, sewage works capacity, water quality. General biodiversity issues – bats and flight lines.

				Potential linked habitat for marsh fritillary butterfly at Gweunydd Blaencleddau SAC - Phase I surveys – improved grassland – therefore unlikely to have significant effect on marsh fritillary.
EMP/034/00006 Celtic Link Business Park, near Scleddau (13.47 ha)  Employment	Development may impact Cleddau Rivers SAC.	N	N	The allocated site is 1.48 km away from Cleddau Rivers SAC.  The site is unlikely to have a significant effect on the SAC. All development would need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
EMP/132/00001 A4115, Templeton (2.88 ha)	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.  All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
EMP/136/00001 Old Station Yard, Letterston (1.23 ha)  Employment	Development may impact the Cleddau Rivers SAC	N	N	2.46 km from Cleddau Rivers SAC. No likely significant effect on SAC.  All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
<b>RETAIL</b>				
RT/096/01 St Govans Centre, Pembroke Dock (0.23 ha)  Mix of comparison and convenience	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.

RT/034/01 The Primary School Site, Fishguard (1.34 ha)  Foodstore	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
RT/088/01 The Primary School Site, Narberth (0.41 ha)  Mix of comparison and convenience	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
RT/050/01 Co-op, Kilgetty (2.86 ha)  Foodstore	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
RT/040/01 Fred Rees Site, Haverfordwest (0.31 ha)  Comparison units	Development could impact the Cleddau Rivers SAC.	?	?	The allocated site is adjacent to the Cleddau Rivers SAC. Any development could have an impact on the site.
<b>MIXED USE SITES</b>				
MXU/048/01 Johnston - Arnold's Yard (5.47 ha)	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs. Though Development would need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
MXU/040/01 Haverfordwest-Old Hakin Road	Development may impact Cleddau	?	?	The site is adjacent to a tributary of the Cleddau Rivers SAC and is 1.7 km from the Cleddau Rivers SAC and Pembrokeshire

(1.31 ha) Mixed use	Rivers SAC and Pembrokeshire Marine SAC.			Marine SAC. The site is adjacent to the Merlin's Brook – a tributary of the Cleddau River. Development may have an impact on the site in terms of: Water quality Disturbance to otters
MXU/088/01 Narberth- Plain Dealings Farm (2.03 ha) Mixed use	None	N	N	The site is 2.19 km from Cleddau Rivers SAC. It is unlikely the site will have an effect on SACs/SPAs though Development would need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
<b>MARINAS</b>				
MAR/096/LDP/01 Pembroke Dock - Martello Quays Marina	Development may impact Pembrokeshire Marine SAC.	?	?	The site is adjacent to the Pembrokeshire Marine SAC. The site has been consented: 06/1416/PA and 07/0020/CA  All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
MAR/034/LDP/01 Fishguard - Goodwick Harbour Marina	Potential recreational impacts to Cardigan Bay SAC and Pembrokeshire Marine SAC.	?	?	Not in/adjacent to SAC. Potential increase in recreational vessels may impact on Cardigan Bay SAC/Pembrokeshire Marine SAC.
<b>SPECIALIST AND SUPPORTED ACCOMMODATION ALLOCATION</b>				
Park House, New Hedges SSA/089/01 (1.65 ha)	Potential development could impact the	N	?	Pembrokeshire Bat Sites (Beech Cottage Waterwynch and Carew). Potential issues:



	Carmarthen Bay Estuaries SAC and Pembrokeshire Bat Sites SAC.			Lighting interference with bat flight lines Disturbance to foraging habitats Cumulative - Possible impact with Kilgetty, Begelly, Pentlepoir sites. Possible water quality impacts on Carmarthen Bay and Estuaries SAC.
<b>GYPSY TRAVELLER SITES</b>				
Catshole (Castle) Quarry, Monkton 8 pitches Extension	Potential impacts to Pembrokeshire Marine SAC.	?	?	The site is 0.020 km from Pembrokeshire Marine SAC. There is potential for effects on the SAC (otters, bats, bat flight lines). The site is already an existing site and the number of new pitches proposed is unlikely to significantly impact the SAC.
Kingsmoor Common, Kilgetty 15 pitches Extension	Potential impact to Pembrokeshire Bat Sites SAC.	?	?	The site is 2.65 km from Jeffreyton Pastures SSSI – not a SAC but the marsh fritillary is present on the SSSI and could be part of a wider meta-population of the SAC at Yerboston Tops. The land proposed is a mixture of semi improved neutral grassland, marshy grassland, dense scrub (Phase I surveys). There is the potential for effects on bats (Beech Cottage Waterwynch, and Carew). Issues with water treatment works
Withybush 10 pitches Extension	Potential impact to Cleddau Rivers SAC.	N	N	The allocated site is 0.48 km from Cleddau Rivers SAC. The site is adjacent to an undesignated tributary of the SAC river. Development has the potential to impact the SAC, however due to the scale of development, significant effects are unlikely.  All development will need to have regard to policies on biodiversity, design, infrastructure etc (GN 1, GN 2, GN 3, GN 36).
<b>HOUSING</b>				

HSG/040/00269 Haverfordwest - Hermitage Farm (1.26 ha)  38 units	Development may impact the Cleddau Rivers SAC.	N	N	The allocated site is 0.30 km away from Cleddau Rivers SAC. Potential effects on the SAC include: Water quality / drainage / catchment issues in Haverfordwest Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines
HSG/040/00273 Haverfordwest - Slade Lane North (15.31 ha)  459 units*  *This indicates sites where the full capacity of the site will not be developed during the plan period. Further information is contained in SPG on Development Sites	?	N	N	The site is near the Cleddau Rivers SAC (0.22 km away). Outline consent in place.  Potential effects on the SAC include: Water quality / drainage / catchment issues in Haverfordwest Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines
HSG/040/00274 Haverfordwest - Slade Lane South (17.05 ha)  512 units	Development may impact the Cleddau Rivers SAC.	N	N	The site is near the Cleddau Rivers SAC. Outline consent is in place. Potential effects on the SAC include: Water quality / drainage / catchment issues in Haverfordwest Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines
HSG/040/00275 Haverfordwest - Between Shoals Hook Lane and Bypass (9.26 ha)  150 units	Development may impact the Cleddau Rivers SAC.	N	N	The allocated site is 0.26 km away from Cleddau Rivers SAC. Potential effects on the SAC include: Water quality / drainage / catchment issues in Haverfordwest Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines
HSG/040/00106 Haverfordwest - Scarrowscant /	Development may impact the Cleddau	N	N	The site is near the Merlin's Brook which is a tributary of the Cleddau Rivers SAC which feeds the Pembrokeshire Marine

Glover (4.73 ha)  140 units	Rivers SAC.			SAC. Consent already in place and some work has started. Potential effects on the SAC include: Water quality / drainage / catchment issues in Haverfordwest Including cumulative effects with other employment sites and housing sites in the area. Bats and flight lines
HSG/086/00223 Milford Haven - Steynton Thornton Road (7.49 ha)  224 units	Development may impact Pembrokeshire Marine SAC.	N	N	The site is near the Pembrokeshire Marine SAC. Potential issues: Surface water drainage, bats and flight paths, sewage works capacity. Cumulative effects of multiple sites.
HSG/086/00129 Milford Haven - Steynton Greenmeadow (4.3 ha)  149 units	Development may impact Pembrokeshire Marine SAC.	N	N	The site is near the Pembrokeshire Marine SAC. – Consent already in place – not started. Potential issues: Surface water drainage, bats and flight paths, sewage works capacity. Cumulative effects of multiple sites.
HSG/086/00226 Milford Haven - Steynton Myrtle Hill (3.4 ha)  102 units	Development may impact Pembrokeshire Marine SAC.	N	N	The site is near the Pembrokeshire Marine SAC. – Consent already in place – not started. General issues: Surface water drainage, sewage works capacity, bats and flight paths. Cumulative effects of multiple sites.
HSG/086/00095 Milford Haven - Hubberston West of Silverstream (1.66 ha)  50 units	Development may impact Pembrokeshire Marine SAC.	N	N	The site is near the Pembrokeshire Marine SAC. – Consent already in place – not started. General issues: Surface water drainage, sewage works capacity, bats and flight paths. Cumulative effects of multiple sites.
HSG/086/00222	Development may	N	N	The site is near the Pembrokeshire Marine SAC.

Milford Haven - South West of The Meads (3.09 ha) 93 units	impact Pembrokeshire Marine SAC.			General issues: Surface water drainage, sewage works capacity, bats and flight paths. Cumulative effects of multiple sites.
HSG/086/00318 Milford Haven – Castle Pill (2.9 ha) 72 units	Adjacent to Pembrokeshire Marine SAC.	?	?	The site is adjacent to Pembrokeshire Marine SAC. Consent application 2008, consent held up by section 106 agreement. Potential issues: Surface water drainage/separation, water quality, disturbance to bats and flight paths, disturbance to otters. Cumulative effects of multiple sites.
HSG/086/00117 HSG/086/00225 Milford Haven - Hubberston Adjacent to Kings Function Centre, Dale Rd (5.16 ha) 151 units	Development may impact Pembrokeshire Marine SAC.	N	N	The site is near the Pembrokeshire Marine SAC. – consented. General issues: Surface water drainage, sewage works capacity, bats and flight paths. Cumulative effects of multiple sites.
HSG/096/00238 Pembroke Dock - North of Pembroke Road (2.81 ha) 98 units	Development may impact Pembs Bat sites SAC and Pembs Marine SAC.	?	?	The site is 0.6 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. Potential issues: Surface water drainage/separation, water quality, disturbance to bats and flight paths (from / to Orierton), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/096/00231 Pembroke Dock - North of Imble Lane (2.75 ha)	Development may impact Pembs Bat sites SAC and Pembs Marine SAC.	?	?	The site is 0.45 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

96 units				to bats and flight paths (from / to Orierton), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/096/00233 Pembroke Dock - East of Hill Farm, Imble Lane (1.79 ha)  63 units	Development may impact Pembs Bat sites SAC and Pembs Marine SAC.	N	N	The site is 0.33 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. Potential issues: Surface water drainage/separation, water quality, disturbance to bats and flight paths (from / to Orierton), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/095/00154 Pembroke - North & West of Railway Tunnel (5.68 ha)  150 units	Development may impact Pembs Bat sites SAC and Pembs Marine SAC.	N	N	The site is 0.31 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. – outline consent. Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Orierton, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/095/00153 Pembroke - Adjacent to Monkton Swifts (3.7 ha)  118 units	Development may impact Pembs Bat sites SAC.	N	N	The site is 0.53 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Orierton, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/095/00147 Pembroke - Adjacent to Long Mains & Monkton Priory	Development may impact Pembs Bat sites SAC.	N	N	The site is 0.2 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. – full consent.

(7.57 ha) 115 units				Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Orielson, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/095/00144 Pembroke - North of Gibbas Way (2.85 ha) 70 units	Development may impact Pembs Bat sites SAC.	N	N	The site is 0.25 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Orielson, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/095/00144 Pembroke - South of Gibbas Way (2.33 ha) 58 units	Development may impact Pembs Bat sites SAC.	N	N	The site is 0.5 km from Pembrokeshire Marine SAC. Potential for effects on Pembrokeshire Marine SAC and Pembrokeshire Bat SAC. – consent in place. Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Orielson, castle and caves), otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/034/00215 Fishguard - Maesgwynne Farm (13.31 ha) 399 units	None	N	N	The site is not in close proximity to any European sites. However, there may be general biodiversity issues in terms of Goodwick Moor Nature Reserve and Pembs Bat Sites SAC (Felin Llwyngwair). – reserved matters for south part and outline for north part.  Potential issues: Surface water drainage/separation, sewage works capacity,

				water quality, disturbance to bats and flight paths, otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/034/00165 Fishguard -East of Maesgwynne (0.81 ha)  24 units	None	N	N	The site is not in close proximity to any European sites. However, there may be general biodiversity issues in terms of Goodwick Moor Nature Reserve and Pembs Bat Sites SAC (Felin Llwyngwair). – reserved matters for south part and outline for north part.  Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths, otters. Cumulative effects of multiple sites. General biodiversity issues. Is a relatively small scale development with 24 dwellings proposed.
HSG/034/LDP/01 Fishguard - Old Infants School (0.7 ha)  21 units	None	N	N	The site is not in close proximity to any European sites. However, there may be general biodiversity issues in terms of Goodwick Moor Nature Reserve and Pembs Bat Sites SAC (Felin Llwyngwair). – reserved matters for south part and outline for north part.  Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths, otters. Cumulative effects of multiple sites. General biodiversity issues
HSG/093/00066 Neyland - East of Poppy Drive (3.37 ha)  101 units	Development close to Pembrokeshire Marine SAC.	N	N	The site is 0.23 km away from Pembrokeshire Marine SAC. Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues.
HSG/088/00078	Development close	N	N	Site is 0.85 km away from Cleddau Rivers SAC and adjacent to

Narberth - West of Bloomfield Gardens (3.58 ha)  89 units	to Cleddau Rivers SAC.			a tributary of the Cleddau Rivers SAC. Encompasses a Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues.
HSG/088/00077 Narberth - West of Rushacre (2.4 ha)  58 units	Development may impact Cleddau Rivers SAC.	N	N	The site is 1.13 km away from the Cleddau Rivers SAC, and adjacent to a tributary of the Cleddau Rivers SAC. – with consent. Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues.
HSG/048/00038 Johnston - Adjacent to Milford Road (5.21 ha)  130 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs. There is a planning application for the site which has not been determined yet. General biodiversity issues would be protected and enhanced by other policies in the LDP (GN 36).
HSG/053/00009 Letterston - Court Meadow (2.28 ha)  90 units	None	N	N	The site is 1.4 km away from the Cleddau Rivers SAC. – outline consent for south of site. Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues – bats and flight lines.
HSG/030/00043 Crymych - Between the School & Station Road (2.07 ha)  60 units	Potential impact on Preseli SAC and Gweunydd Blaencleddau SAC?	?	?	The site is 1.86 km from Preseli SAC, and 1.92 km from Gweunydd Blaencleddau SAC.  Potential issues: Surface water drainage/water table, sewage works capacity, water quality. General biodiversity issues – bats and flight lines.



				Potential linked habitat for marsh fritillary butterfly at Gweunydd Blaencleddau SAC - Phase I surveys – improved grassland – therefore unlikely to have significant effect on marsh fritillary.
HSG/030/LDP/01 Crymych - East of Waunaeron (1.24 ha)  35 units	Potential impact on Preseli SAC and Gweunydd Blaencleddau SAC?	?	?	The site is 1.86 km from Preseli SAC, and 1.81 km from Gweunydd Blaencleddau SAC. Potential issues: Surface water drainage/water table, sewage works capacity, water quality. General biodiversity issues – bats and flight lines. Potential linked habitat for marsh fritillary butterfly at Gweunydd Blaencleddau SAC - Phase I surveys – improved grassland – therefore unlikely to have significant effect on marsh fritillary.
HSG/050/00042 Kilgetty - Extension to James Park & Cotswold Gardens (3.03 ha)  75 units	Pembrokeshire Bat Sites SAC	?	?	3.3 km from Jeffreyeston Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta-population as Yerboston Tops SAC.  Pembrokeshire Bat SAC – Beech Cottage Waterwynch (5km), and Carew (8km). – outline consent for 36 units. Potential issues: Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Waterwynch, Carew), marsh fritillary. Cumulative effects of multiple sites (housing, retail, employment, gypsy). General biodiversity issues
HSG/050/00043 Kilgetty - Land to the Rear of Newton Hall (1.33 ha)  26 units	Pembrokeshire Bat Sites SAC	?	?	3.5 km from Jeffreyeston Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta-population as Yerboston Tops SAC.  Pembrokeshire Bat SAC – Beech Cottage Waterwynch (~5km), and Carew (~8km).

				<p>Potential issues:  Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Waterwynch, Carew), marsh fritillary.  Cumulative effects of multiple sites (housing, retail, employment, gypsy).  General biodiversity issues</p>
<p>HSG/050/00041  Kilgetty - Land West of Stepside School  (0.61 ha)</p> <p>19 units</p>	<p>Pembrokeshire Bat Sites SAC</p>	?	?	<p>3.7 km from Jeffreyton Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta-population as Yerboston Tops SAC.</p> <p>Pembrokeshire Bat Sites SAC – Beech Cottage Waterwynch (~5km), and Carew (~8km).</p> <p>Potential issues:  Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to Waterwynch, Carew), marsh fritillary.  Cumulative effects of multiple sites (housing, retail, employment, gypsy).  General biodiversity issues</p>
<p>HSG/050/00044  Kilgetty - Land to the South of Kivelgy Park  (0.8 ha)</p> <p>20 units</p>	<p>Pembs Bat Sites SAC</p>	?	?	<p>4.0 km from Jeffreyton Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta-population as Yerboston Tops SAC.</p> <p>Pembrokeshire Bat Sites SAC – Beech Cottage Waterwynch (~5km), and Carew (~8km).</p> <p>Potential issues:  Surface water drainage/separation, sewage works capacity, water quality, disturbance to bats and flight paths (from / to</p>

				Waterwynch, Carew), marsh fritillary. Cumulative effects of multiple sites (housing, retail, employment, gypsy). General biodiversity issues
HSG/029/00014 Crundale - Opposite Woodholm Close (0.51 ha)  13 units	Cleddau Rivers SAC	N	N	The site is 0.6 km from the Cleddau Rivers SAC. The site has planning consent (07/0924/PA). Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues.
HSG/029/00017 Crundale - Land at Cardigan Slade (2.22 ha)  55 units	Cleddau Rivers SAC	N	N	The site is 0.89 km from the Cleddau Rivers SAC. The site has planning consent (07/1244/PA). Potential issues: Surface water drainage/separation, sewage works capacity, water quality. General biodiversity issues.
HSG/044/00050 Hook - Rear of Pill Road (0.59 ha)  15 units	Potential development could impact the Cleddau Rivers SAC.	N	N	The site is 0.6 km from the Cleddau Rivers SAC. Potential issues: Water quality / surface water drainage / catchment issues Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to otter feeding/resting/breeding areas
HSG/022/00012 Clarbeston Road - West of Ash Grove (0.83 ha)  21 units	Potential development could impact the Cleddau Rivers SAC.	N	N	The site is 0.6 km from the Cleddau Rivers SAC. Outline consent, not started Potential issues: Water quality issues –drainage, surface water Road development, increased traffic
HSG/135/00004 Tiers Cross - North of Bulford Road (0.91 ha)	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.

23 units				
HSG/063/00024 Llangwm - Opposite The Kilns (3.01 ha)  75 units*  *This indicates sites where the full capacity of the site will not be developed during the plan period. Further information is contained in SPG on Development Sites	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.6 km from the Pembrokeshire Marine SAC. Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to otter feeding/resting/breeding areas
HSG/120/00018 Spittal - North West of Wesley Way (0.87 ha)  22 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.8 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 Road development, increased traffic
HSG/052/00011 Lamphey - South of Cleggars Park (2.42 ha)  55 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/116/LDP/01 Rosemarket - Opposite The Glades (0.5 ha)  13 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/132/00030 Templeton - South of the B4315	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.

(1.21 ha) 18 units				Outline, 8 units, not started
HSG/132/LDP/01 Templeton - South of the Boars Head Junction (1.2 ha) 24 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/007/LDP/01 Boncath - North of Cilfan y Coed (0.69 ha) 10 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/020/00062 Cilgerran - Adjacent to Holly Lodge (1.1 ha) 24 units	Potential development could impact the Teifi River SAC	N	N	The site is 0.5 km from the Teifi River SAC. Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to otter feeding/resting/breeding areas
HSG/152/LDP/01 Clunderwen - Depot Site (0.96 ha) 28 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/046/00015 Hundleton - East of Bentlass Road (1.26 ha) 40 units	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.7 km from the Pembrokeshire Marine SAC. Outline consent, 30 units, not started Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water Road development, increased traffic

				Increased recreational pressure – fishing/boats/walking, disturbance to species
HSG/025/00028 Cosheston - South of Tinkers Fold (0.64 ha) 6 units	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.5 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
HSG/060/LDP/01 Llandissilio - Pwll Quarry Cross (1.75 ha) 25 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.6 km from the Cleddau Rivers SAC. Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water
HSG/081/LDP/01 Maenclochog - North West of the Globe Inn (2.31 ha) 58 units*	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.8 km from the Cleddau Rivers SAC.  Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water
*This indicates sites where the full capacity of the site will not be developed during the plan period. Further information is contained in SPG on Development Sites				
HSG/122/00035 St Dogmaels - Awel y Mor Extension (0.55 ha) 16 units	Potential development could impact the Teifi River SAC	N	N	The site is 0.2 km from the Teifi River SAC. Potential issues: Water quality issues –drainage, surface Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to feeding, resting, breeding sites
HSG/123/LDP/01 St. Florence - North of Parsons Green (0.86 ha)	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.

21 units				
HSG/015/00022 Sageston - South of the Plough Inn (1.27 ha) 31 units	Potential development could impact the Pembrokeshire Marine SAC and Pembrokeshire Bat Sites SAC	N	? Possible impact with Kilgetty Begelly Pentlepoir sites	The site is 0.6 km from the Pembrokeshire Marine SAC. Pembrokeshire Bat Site at Carew. Potential issues: Water quality issues –drainage, surface water Lighting interference with bat flight lines Disturbance to foraging habitats
HSG/113/LDP/01 Robeston Wathen - South of Robeston Court (0.634 ha) 12 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.7 km from the Cleddau Rivers SAC. Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water
HSG/083/LDP/01 Martletwy - West of Post Office Farm (0.4 ha) 6 units	Development may impact on Pembrokeshire Marine SAC and Yerboston Tops SAC	N	N	The site is 1.8 km from the Pembrokeshire Marine SAC and Yerboston Tops SAC. Potential issues: Lighting interference with bat flight lines Disturbance to foraging habitats marsh fritillary
HSG/057/LDP/01 Llanddewi Velfrey - North of the Village Hall (0.5 ha) 12 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/028/00012 Croesgoch - OS 7445, North of the Forge (0.67 ha) 20 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs. Outline consent, not started Potential issues: Sewage treatment works capacity issues.
HSG/028/00013 Croesgoch - East of the Forge	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.

(0.73 ha) 22 units				Outline consent, not started Potential issues: DCWW - Waste Water Treatment Works which is currently at or nearing its design capacity.
HSG/008/LDP/01 Broadmoor - Northwest of Lyndhurst Avenue (0.48 ha) 12 units	Potential development could impact the Carmarthen Bay Estuaries SAC (Jeffreyston Pastures SSSI) and Pembrokeshire Bat Sites SAC	N	?	The site is 5 km from the Carmarthen Bay Estuaries SAC, 0.5km to Jeffreyston Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta-population as Yerboston Tops SAC. Pembrokeshire Bat Sites (Beech Cottage, Waterwynch and Carew). Potential issues: Lighting interference with bat flight lines Disturbance to foraging habitats Marsh fritillary. Cumulative - Possible impact with Kilgetty, Begelly, Pentlepoir sites. Possible water quality impacts on Carmarthen Bay and Estuaries SAC
HSG/003/00024 Begelly - North of New Road (3 ha) 65 units	Potential development could impact the Carmarthen Bay Estuaries SAC (Jeffreyston Pastures SSSI) and Pembrokeshire Bat Sites SAC.	N	?	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). Potential issues: Lighting interference with bat flight lines Disturbance to foraging habitats Marsh fritillary. Cumulative - Possible impact with Kilgetty, Begelly, Pentlepoir sites. Possible water quality impacts on Carmarthen Bay and Estuaries SAC
HSG/041/LDP/01 Haycastle Cross -Land Opposite Barrowgate (0.43 ha)	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1.3 km from the Cleddau Rivers SAC Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water



6 units				
HSG/103/LDP/01 Pont yr Hafod - Land Opposite School (0.44 ha) 10 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/108/LDP/01 Puncheston - Opposite Bro Dewi (0.39 ha) 8 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.2 km from the Cleddau Rivers SAC Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water Increased recreational pressure – fishing/boats/walking, disturbance to species
HSG/108/LDP/02 Puncheston - West of Awelfa (0.44 ha) 12 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.4 km from the Cleddau Rivers SAC. Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water Increased recreational pressure – fishing/boats/walking, disturbance to species
HSG/033/00035 Eglwysrwr - South West of the School (0.51 ha) 15 units	Potential development could impact the North Pembrokeshire Woodlands SAC	N	N	The site is 0.8 km from the North Pembrokeshire Woodlands SAC Reserved matters, 15 units, not started Potential issues: Possible network upgrade required for water supply Bats Loss/disturbance/fragmentation of habitat and feeding areas Disruption to bat flight lines Increase in noise, air and light pollution
HSG/001/LDP/01 Abercych - Adjacent to Waterloo Cottage (0.86 ha) 8 units	Potential development could impact the Teifi River SAC	N	N	The site is 0.1 km from the Teifi River SAC Site has planning consent Potential issues: Sewage treatment works capacity issues. Water quality issues –drainage, surface water

				Road development, increased traffic Increased recreational pressure – fishing/boats/walking, disturbance to feeding, resting, breeding
HSG/006/00003 Blaenffos - Adjacent to Hafod (1.68 ha) 16 units	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.
HSG/087/LDP/01 Milton - West of Milton Meadows (0.75 ha) 15 units	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC Potential issues: Water quality issues –drainage, surface water Increased recreational pressure – fishing/boats/walking, disturbance to bat feeding, resting, breeding sites Increase in traffic
HSG/097/LDP/01 Penally - North of The Paddock (0.29 ha) 8 units	None	N	N	The site is near the Limestone Coast of South West Wales SAC Potential issues: Bats Disruption to bat flight lines Increase in noise, air and light pollution Increased recreational pressure Disturbance to feeding, resting, breeding sites and species
HSG/097/LDP/02 Penally - Penally Heights (0.56 ha) 11 units	Potential development could impact the Limestone Coast of South West Wales SAC bat features	N	N	The site is 0.3 km from the Limestone Coast of South West Wales SAC Potential issues: Bats Disruption to bat flight lines Increase in noise, air and light pollution Increased recreational pressure Disturbance to feeding, resting, breeding sites and species
HSG/047/LDP/01 Jeffreyston - Rear of Beggars Roost & Sunny Side (0.9 ha)	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.

14 units				
HSG/099/LDP/01 Pentlepoir – Land adjacent to Coppins Lodge (1.68 ha) 33 units	Potential development could impact the Pembrokeshire Marine SAC and Pembrokeshire Bat Sites SAC	N	? Possible impact with Kilgetty Begelly Pentlepoir sites	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. Partly consented for 18 units
HSG/119/LDP/01 Simpson Cross - East of Hill Lane (0.72 ha) 14 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.7 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water Increased recreational pressure – fishing/boats/walking, disturbance to species
HSG/114/LDP/01 Roch - East of Pilgrim's Way (2.19 ha) 44 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1.1 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water  Mitigation against potential effects: SUDS Sewerage / Infrastructure improvements Policies GN 1, GN 2, GN 3, GN 36
HSG/045/00008 Houghton – Nursery (2.18 ha) 15 units	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 1.6 km from the Pembrokeshire Marine SAC Reserved matters, permission extension Potential issues: Water quality issues –drainage, surface water

HSG/085/LDP/01 Mathry - South of the Woodturner's (0.2 ha) 6 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water
HSG/149/LDP/01 Wolfscastle – opposite Haul y fryn (1.2 ha) 30 units	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.1 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water Disruption to bat flight lines Increase in noise, air and light pollution Increased recreational pressure – fishing/boats/walking, disturbance to species
<b>WASTE MANAGEMENT FACILITIES</b>				
Adjoining the Milford Haven (Murco) Refinery  Energy from Waste Plant	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 2.5 km from the Pembrokeshire Marine SAC Potential issues: Water quality issues –drainage, surface water Increase in noise, air and light pollution Disturbance to feeding, resting, breeding sites Increase in diffuse pollution Increase in traffic
Land at Kingsmoor Common, Kilgetty  Civic amenity site and waste transfer station	Potential development could impact the Carmarthen Bay & Estuaries SAC & Carmarthen Bay SPA	N	N	The site is 2.2 km from the Carmarthen Bay & Estuaries SAC & 2.5 km from the Carmarthen Bay SPA. Bat sites. Potential issues: Water quality issues –drainage, surface water Increase in noise, air and light pollution Increase in diffuse pollution Increase in traffic

	Pembrokeshire Bat Sites SAC			Fragmentation of habitat Jeffreyston Pastures SSSI – which supports marsh fritillary butterflies that may be part of the same meta-population as Yerboston Tops SAC. Loss of feeding/foraging area Bat flyways? Possible water quality impacts on Carmarthen Bay and Estuaries SAC
Winsel near Merlin's Bridge  Extension to the existing civic amenity site	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs.  Scale of development limits impact
The following sites have been allocated for new in-building handling and treatment of waste however it has not been specified what facilities would be provided on site or what type of development will be undertaken at each location.				
Withybush East of Business Park (undeveloped residual)  New in-building handling and treatment of waste	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1 km from the Cleddau Rivers SAC Potential issues: Water quality issues –drainage, surface water Increase in noise, air and light pollution Increase in diffuse pollution Increase in traffic Disturbance of habitats
Withybush North of Business Park	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1.4 km from the Cleddau Rivers SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Dale Road, Hubberston	Potential development could	N	N	The site is 0.7 km from the Pembrokeshire Marine SAC The site is subject to contamination.

	impact the Pembrokeshire Marine SAC			This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Pembroke Power Station site	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.2 km from the Pembrokeshire Marine SAC Construction of the new power station is underway (government consent). This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Trecwn	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 0.6 km from the Cleddau Rivers SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Kingswood, Pembroke Dock	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level.  Given the proximity to the SAC, any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Waterloo, Pembroke Dock	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Given the proximity to the SAC, any development would also

				be subject to policies GN 1, GN 2, GN 3 and GN 36.
Thornton Industrial Estate	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 1.6 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Waterston Industrial Estate	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 2.3 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Celtic Link Business Park, Sclleddau	Potential development could impact the Cleddau Rivers SAC	N	N	The site is 1.4 km from the Cleddau Rivers SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Chevron Refinery, Rhoscrowther	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.7 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Milford Haven Refinery (Murco), Milford Haven	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 2 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.

Petro Plus / Dragon LNG	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 0.9 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Merlins Bridge Creamery and extension site	Potential development could impact the Pembrokeshire Marine SAC	N	N	The site is 1 km from the Pembrokeshire Marine SAC This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
<b>TRANSPORT</b>				
Welsh Assembly Government Road Improvement Schemes: 1. A40 Llanddewi Velfrey to Penblewin – WAG Phase 3 scheme  Transport infrastructure	Development could impact the Cleddau River SAC	N	N	The site is 2 km from the Cleddau Rivers SAC Potential issues: Loss/disturbance/fragmentation of habitat and feeding areas Disruption to bat flight lines Increase in noise, air and light pollution Increase traffic
Regional Improvement Scheme 2. Improvement to the A40 west of St. Clears  Transport infrastructure	None	N	N	Carmarthenshire County Council Local Planning Authority area.
Local road improvement schemes: 3. Northern Distributor Network – Bulford Road link (Johnston to	None	N	N	The site is 3.6 km from the Pembrokeshire Marine SAC This allocation is unlikely to cause an effect due to distance from site



Tiers Cross)				
Transport infrastructure				
Local road improvement schemes: 4. Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route)  Transport infrastructure	Development could impact the Pembroke Marine SAC	Phase 2 Y	N	<p>The site is 0.3 km from the Pembroke Marine SAC</p> <p>Potential issues:</p> <p>Phase 1 -</p> <ul style="list-style-type: none"> <li>Lighting</li> <li>Surface water runoff</li> <li>Disruption to bat flight lines</li> <li>Increase in noise, air and light pollution</li> <li>Increase in diffuse pollution</li> <li>Disturbance of habitats</li> </ul> <p>Phase 2 – Construction of a new bridge and route over Pembroke Marine SAC. Very likely that there would be a significant effect however information is limited on the exact location and structure of development and so assessment will need to be undertaken at project level. LDP policies, Development Sites SPG and national guidance will ensure that construction and operational processes will not incur a likely significant effect. Surface water drainage will be addressed and appropriate techniques to ensure no pollution of the waterway. Development would also be subject to Environmental Impact Assessment which would include ecological assessments.</p>
Local road improvement schemes: 5. Blackbridge Access Improvement and Waterston bypass  Transport infrastructure	Development could impact the Pembroke Marine SAC	N	N	<p>The site is 0.1 km from the Pembroke Marine SAC at its nearest proximity.</p> <p>Potential issues:</p> <ul style="list-style-type: none"> <li>Lighting</li> <li>Surface water runoff</li> <li>Disruption to bat flight lines</li> <li>Increase in noise, air and light pollution</li> </ul>

				Increase in diffuse pollution Disturbance of habitats
Local road improvement schemes: 6. Southern Strategic Route – A 477 Nash Fingerpost to Energy Site corridor enhancement  Transport infrastructure	Development could impact the Pembrokeshire Marine SAC and Pembrokeshire Bat Sites SAC	N	N	The site is within 2km of the Pembrokeshire Marine SAC and near the Pembrokeshire Bat Sites SAC Potential issues: Lighting Surface water runoff Disruption to bat flight lines Increase in noise, air and light pollution Increase in diffuse pollution Disturbance of habitats
Bus and rail interchanges: 7. Fishguard (bus focal point)  Transport infrastructure	None	N	N	This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Bus and rail interchanges: 8. Goodwick Railway Station (bus / rail interchange)  Transport infrastructure	None	N	N	This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Bus and rail interchanges: 9. Milford Haven (bus / rail interchange)  Transport infrastructure	None	N	N	This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Bus and rail interchanges: 10. Pembroke Dock (bus / rail interchange)	None	N	N	This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. However due to the location of development it is

Transport infrastructure				unlikely to have a significant effect. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Rail network improvements: 11. Clunderwen railway station improvement  Transport infrastructure	None	N	N	This allocation does not specify the type of potential development and so proposals need to be assessed at a project level. However due to the location of development it is unlikely to have a significant effect. Any development would also be subject to policies GN 1, GN 2, GN 3 and GN 36.
Park and ride schemes: 12. Tenby  Transport infrastructure	None	N	N	This is within the PCNPA, however there could be implications for PCC planning area. Projects would be screened at application level.
County Council programmed highway schemes 13. B4318 Gumfreston to Tenby diversion and improvement phase 3  Transport infrastructure	None	N	N	2km to Carmarthen Bay and Estuaries SAC, unlikely to cause an effect due to distance from site and scale of site.
County Council programmed highway schemes 14. B4320 Monkton re-alignment  Transport infrastructure	None	N	N	1km to Pembrokeshire Marine SAC, unlikely to cause an effect due to scale of site.
County Council programmed highway schemes 15. A40 High Street to A487 West Street ('Chimneys' link), Fishguard Transport infrastructure	None	N	N	Due to the location of development this allocation is unlikely to cause significant effect.

<b>COMMUNITY FACILITIES</b>				
CF/040/01 Slade Lane School Site, Haverfordwest (5.83 ha)  New primary school	Development may impact Cleddau River SAC	N	N	The site is 0.5 km from the Cleddau Rivers SAC Potential issues: DCWW Waste Water Treatment Works which is currently at or nearing its design capacity. Water quality issues – drainage, surface water Loss/disturbance/fragmentation of habitat/feeding area. Lighting
CF/040/02 Withybush Hospital, Haverfordwest (2.57 ha)  Hospital extension	Development may impact Cleddau River	N	N	The site is 0.01km from the Cleddau Rivers SAC Potential issues: Water quality issues – drainage, surface water Loss/disturbance/fragmentation of habitat/feeding area. Increase in light and noise pollution
CF/040/03 St Marks VA School, Haverfordwest (0.31 ha)  Site extension	None	N	N	Due to the scale and location of the development it is unlikely to have any significant effect.
CF/096/01 Pennar CP School, Pembroke Dock (1.4 ha)  Site extension and new access for school	Development may impact Pembrokeshire Marine SAC	N	N	The site is 0.3 km from the Pembrokeshire Marine SAC Potential issues: Water quality issues – drainage, surface water Disturbance/fragmentation of habitat/feeding area. Change in external lighting
CF/095/01 Monkton Cemetery, Monkton (0.21 ha)	None	N	N	Due to the scale of the development it is unlikely to have any significant effect

Cemetery extension				
CF/048/01 Popehill, Johnston (0.77 ha) Cemetery extension	None	N	N	The allocated site is unlikely to have an effect on any SACs/SPAs
CF/035/01 Freystrop Cemetery, Freystrop (0.21 ha) Cemetery extension	None	N	N	Due to the scale and location of the development is it unlikely to have any significant effect
CF/040/04 Haverfordwest School, (0.79 ha)  Replacement primary school	Development may impact on Cleddau River	N	N	The site is 0.4 km from the Cleddau Rivers SAC Potential issues: Water quality issues – drainage, surface water Increase in light and noise pollution Cumulative impacts from number of allocated sites in Haverfordwest.