

Pembrokeshire County Council
Local Development Plan 2
2017-2033

Habitats Regulations Appraisal Screening
Report

Public Consultation Version
17th December 2018 – 4th February 2019

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Non-technical Summary

- i. Habitats Regulations Appraisal (HRA) is a requirement of the Conservation of Habitats & Species Regulations 2017 which transpose the Habitats Directive (92/43/EEC) to determine whether a plan is likely to have significant effects on European sites (Natura 2000 sites). This document reports the HRA screening of the Pembrokeshire County Council Local Development Plan 2 Preferred Strategy.
- ii. HRA screening of the likely significant effects of the Preferred Strategy included the identification of European sites, a description of the plan and identification of potential effects of the plan, alone and in-combination with other plans. The policies were screened with reference to the management plans for the European sites for likely significant effects.
- iii. This screening has concluded that there is potential for likely significant effects at 8 European sites:
 - Pembrokeshire Marine SAC
 - North West Pembrokeshire Commons SAC
 - North Pembrokeshire Woodlands SAC
 - Pembrokeshire Bat Sites and Bosherton Lakes SAC
 - Preseli SAC
 - Afon Teifi SAC
 - Afonydd Cleddau SAC
 - West Wales Marine cSAC
- iv. There is uncertainty at five sites:
 - Bristol Channel Approaches cSAC
 - Carmarthen Bay and Estuaries SAC
 - Cardigan Bay SAC
 - Yerbeston Tops SAC
 - Gweunydd Blaencleddau SAC
- v. The main elements of the Plan likely to have potential impacts are those relating to housing and employment options particularly those policies where allocations will be identified. Other policies may also have potential impacts. Following assessment of the detailed policies. As the plan progresses policies will be developed which will ensure that SACs and SPAs are safeguarded.
- vi. The next stage of the HRA is to re-screen the later iterations of the Plan to determine whether there will be likely significant effects, and if so, the most effective mechanisms to mitigate those effects. Sites will be monitored for any changes and any mitigation identified if necessary.

Habitats Regulations Appraisal of Preferred Strategy

Chapter 1: Introduction

1.1. This document seeks to screen plans and programmes to establish whether there will be likely significant effects on European sites, as required according to the Conservation of Habitats & Species Regulations 2017. The Responsible Authority has considered the criteria included within Annex 6 to Technical Advice Note (TAN) 5 guidance and has determined that the Local Development Plan 2 for Pembrokeshire County Council has the potential to have significant effects on European sites (alone or in combination with other plans or projects) and will therefore require further screening as the Plan evolves as required by Article 6(3) of the Habitats Directive (92/43/EEC) and Regulation 105 of the Conservation of Habitats & Species Regulations 2017. There is a requirement for pSPAs, cSACs and Ramsar sites to be included within the Habitats Regulations Appraisal (HRA) process.

1.2. This document will outline the process which has been followed for this HRA screening. The method and approach used for this screening is based on Welsh guidance and recommended guidance currently available¹; the precautionary principle has been adopted where uncertainty exists. The HRA has four main stages (Table 1). This report outlines the findings for stage 1, the screening for likely significant effects on European sites.

1.3. This document includes:

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

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

¹Annex 6 of TAN 5, The appraisal of development plans in Wales under the provisions of the Habitats Regulations (WG, 2009) and The Habitats Regulations Assessment Handbook (DTA, Accessed 2018).

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

Chapter 2: Method

2.1. The Local Development Plan 2 Preferred Strategy screening has been undertaken using best available guidance². The approach used encompasses two components, firstly by screening the vision, objectives and policies of the plan for likely significant effects on European sites, and secondly by looking at the European sites and determining what aspects of the plan could potentially affect the sites. Guidance states that the level of detail is appropriate to the nature and geographic area of the plan.

2.2. The screening stage has the following key tasks:

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

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

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

Chapter 3: Local Development Plan 2 – Preferred Strategy

3.1. The Replacement Local Development Plan (LDP2) will set out the strategy and policy framework for the development and conservation needs of Pembrokeshire (excluding the area of National Park designation) for the period, from 2017 to 2033. It will detail policies and proposals for the development and use of land in Pembrokeshire, and will be used by the Council to manage development, providing a basis for the consistent determination of planning applications. The LDP2 is screened throughout the plan preparation process to ensure that any impacts on any of the European sites are identified throughout.

3.2. The Preferred Strategy has developed through consultation with stakeholders, County Councillors and previous consultations on Draft Issues, Vision and Objectives and Strategic Options Papers. The vision, objectives, options and policies have been screened to determine the likelihood of any significant effects on European sites. The screening also extends to sites outside of the plan area, where the LDP2 may still have some effect on those sites. This process will continue throughout the plan process and at the next stage in the LDP; the deposit plan.

TABLE 2: Plan details	
Title of the plan/programme	Pembrokeshire County Council Local Development Plan 2
Plan purpose	To set the framework for development in the County
What prompted the plan (e.g. legislative, regulatory or administrative provision)?	Legislation - Part 6 of the Planning and Compulsory Purchase Act 2004 (The Act) requires the Council to prepare a Local Development Plan (LDP)
Plan subject (e.g. transport)	Planning
Period covered by the plan	2017 – 2033
Frequency of plan updates	Review every 4 years
Plan area	1,015 sq kms
Brief description of the plan	The Replacement Local Development Plan (LDP2) will set out the strategy and policy framework for the development and conservation needs of Pembrokeshire (excluding the area of National Park designation) for a 16 year period, from 2017 to 2033 (12 years from the anticipated adoption date of 2021). It will detail policies and proposals for the development and use of land in Pembrokeshire, and will be used by the Council to guide and manage development, providing a basis for the consistent determination of planning applications
Date of screening	Throughout development of the preferred strategy
Contact details of lead officer	Sara Morris Telephone 01437 775325

Chapter 4: HRA Screening

4.1. The Local Development Plan 2 Preferred Strategy HRA screening requires the identification of the European sites (Table 3). Sites outside the plan area are identified, as the plan has the potential to affect sites beyond the boundaries. The potential effects of the development plan are then summarised. Other plans and projects are identified for their potential impact in-combination with the Local Development Plan 2. The Preferred Strategy vision, objectives and policies are then screened and the potential effects on European sites are identified. There are 21 European sites which are in or close to the Plan area.

TABLE 3: Identification of European sites

Name and designation (EU Code)	Central Grid Reference	Area	Within or close to the plan area?
Bristol Channel Approaches Candidate SAC (UK0030396)	SR000500	584994 ha	Part of the site is in the plan area
Carmarthen Bay and Estuaries SAC (UK0020020)	SS357991	66092.05 ha	Small part of the site is in the plan area
Cardigan Bay SAC (UK0012712)	SN214641	95857.06 ha	Part of the site is/ adjoins the plan area
Pembrokeshire Marine SAC (UK 0013116)	SM503093	138038.5 ha	Part of the site is in the plan area
North West Pembrokeshire Commons SAC (UK0030229)	SM776273	247.06 ha	Part of the site is in the plan area
North Pembrokeshire Woodlands SAC (UK0030227)	SN046345	313.8 ha	Part of the site is in the plan area
Pembrokeshire Bat Sites and Bosherton Lakes SAC (UK0014793)	SR966954	121.26 ha	The Orierton site is within the plan area
Preseli SAC (UK0012598)	SN110320	2701.68 ha	Adjoins the boundary of the plan area
Afon Teifi SAC (UK0012670)	SN515508	691.07 ha	Part of the site is in the plan area
Afonydd Cleddau SAC (UK0030074)	SM938249	730.55 ha	Part of the site is in the plan area
Yerbeston Tops SAC (UK0030305)	SN057099	18.6 ha	All of the site is in the plan area
Carmarthen Bay SPA (UK9014091)	SS280971	33450.26 ha	Part of the site is in/adjoins the plan area
West Wales Marine Candidate SAC (UK0030397)	SM000500	737614 ha	Part of the site is in the plan area
Limestone Coast of SW Wales SAC (UK0014787)	SR885969	1583.86 ha	Outside the plan area
St. David's SAC (UK0013045)	SM728285	934.3 ha	Outside the plan area
Gweunydd Blaencleddau SAC (UK0030144)	SN155317	149.13 ha	Outside the plan area
Castlemartin Coast SPA	SR885999	1114 ha	Outside the plan area

(UK9014061)			
Ramsey and St. David's Peninsula SPA (UK9014062)	SM728284	830.51 ha	Outside the plan area
Grassholm SPA (UK9014041)	SM598092	1774.42 ha	Outside the plan area
Skomer, Skokholm and the Seas off Pembrokeshire SPA (UK9014051)	SM728092	166800.74 ha	Outside the plan area
Carmarthen Bay Dunes SAC (UK0020019)	SN285074	1204.02 ha	Outside the plan area

4.2. The management plans which include features and conservation objectives for each of the sites are available on the Natural Resources Wales website³. Further information is also available on the JNCC website⁴. A full review of baseline data, including environmental data incorporating information on European sites is included in the Sustainability Appraisal Scoping Report which is available separately⁵.

Effects on European sites

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

Potential effects from the Local Development Plan 2

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

Potential effects from LDPs:

- Loss of habitat or fragmentation of habitat through development.
- Disturbance of species.
- Loss of feeding area.
- Changes in water chemistry, water quality issues (e.g. increased loading on rivers, Waste Water Treatment Works (WWTW), Sewage Treatment Works (STW), other sewerage infrastructure).
- Water quantity issues – drainage, abstractions, impacts on sites with hydrological links.
- Flooding – surface water, flood risk management, coastal defences.
- Industrial activity (e.g. energy generation, economic development, employment land allocations), infrastructure associated with industrial activity (e.g. new infrastructure linking to offshore and offshore energy developments).
- Effects during different stages of development – construction, operation, decommissioning etc.
- Pollution, including air quality, from industrial processes (e.g. Pembroke Power station and other industrial site operations), traffic, run off from roads.

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

⁴ <http://www.jncc.gov.uk/page-4>

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

- Road development, increased traffic.
- Recreation – increase in visitors, disturbance, pollution, litter.
- Waste developments.
- Development of minerals sites – aggregates (sand and gravel), quarries.

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

In-combination effects

4.6. The LDP2 may have a significant effect in combination with other plans, programmes or projects. Other plans which may give rise to in-combination effects include:

- Wales Spatial Plan
- National Development Framework
- Joint (Local) Transport Plan for SW Wales
- Welsh Government National Transport Plan 2015
- TAN 21 – Waste, Towards Zero Waste and the Collections, Infrastructure and Markets Sector Plan.
- Pembrokeshire Coast National Park LDP (LDP1 and review) and Management Plan
- LNG developments at South Hook and Waterston
- Waterston combined cycle gas turbine Power Station
- Pembroke power station
- Milford Haven Port Authority Plans
- Carmarthenshire County Council LDP1 and review
- Ceredigion County Council LDP1 and review
- Regional Technical Statement Regional Aggregates for the North Wales and South Wales Regional Aggregate Working Parties 1st Review
- Utilities plans or projects, including Dwr Cymru Welsh Water
- Natural Resources Wales Plans – various plans including River Basin Management Plan.
- Shoreline Management Plans
- Welsh National Marine Plan
- Infrastructure Planning Commission and resulting national policy statements (nationally significant infrastructure projects such as energy, oil and gas infrastructure, national networks, airports).
- TAN 8 – Renewable energy proposals
- Well-being Plan for Pembrokeshire
- Air Quality Management Areas
- Others as identified.

4.7. A full review of other plans and projects was undertaken as part of the Sustainability Appraisal Scoping Report (incorporating Strategic Environmental

Assessment) and assessment of the Preferred Strategy. This is available as a separate report⁶ and will be considered in later iterations of the Plan and HRA.

4.8. The LDP2 will have regard to in-combination effects at every stage of production. There are other developments which could also have in-combination effects. These plans, projects and proposals include LDP1 allocations, consented projects, schemes submitted for planning permission but currently without consent, proposals at pre-application/feasibility assessment stage. Guidance states that the Habitats Regulations Appraisal take account of these types of plans, projects and proposals when determining the likely significant effect on European sites. These potential developments have been identified due to their scale and strategic importance in the County and include:

- Withybush strategic employment site
- Withybush Food Park proposal
- Blackbridge strategic employment site
- Pembrokeshire Science and Technology Park, Pembroke Dock
- Trecwn strategic employment site
- Valero CHP proposal
- Haven Waterway Enterprise Zone sites
- Swansea Bay City Deal projects
- Slade Lane, Haverfordwest housing site
- Maesgwynne, Fishguard housing site
- Shoals Hook Lane, Haverfordwest
- Marina development at Pembroke Dock – Martello Quay
- Marine development at Fishguard
- Offshore wave turbines
- Greenlink cable (between Wexford and Pembrokeshire).
- Key elements of Haverfordwest Masterplan proposals, and masterplans for other towns.
- Development at Brawdy
- Major projects for delivery of Green Infrastructure.
- Others as identified during the process.

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

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

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

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

4.10. Note that in-combination tests cannot reasonably be expected to include the possible effects of projects not yet applied for or plans (or draft plans) not yet published for consultation. This may mean that the first draft of the plan is not subject to as many in-combination tests, because alone it would not have significant effects. It is the second and subsequent plans or projects that will need in-combination checks with the first and any other earlier plans. Therefore in-combination tests will include those potential developments which are nearing or at application or consultation stage.

4.11. The results of the Review of Consents (RoC) process for other authorities, particularly Natural Resources Wales (NRW, formerly the Environment Agency Wales), Dŵr Cymru Welsh Water and neighbouring authorities could also have implications for the LDP2 and this will be considered where appropriate. NRW has reviewed all consents under the Habitats Regulations.

Screening of the Preferred Strategy

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

4.13. The LDP2 Preferred Strategy has been screened against criteria/categories which look at the intended outcomes of the policies, this aids the decision as to whether the policies may have likely significant effect on European sites. The criteria are based on guidance provided in the HRA Handbook (DTA, accessed 2018).

Vision and Objectives

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

Strategic Options Screening

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

Strategic and General Policies Screening

4.16. Those policies which may have a likely significant effect on European sites are:

SP 10 Countryside
SP 12 Port and Energy Related Development
SP 13 Employment Land Provision
SP 15 Visitor Economy
SP 18 Transport Infrastructure and Accessibility
SP 19 Waste Prevention and Management
GN 4 Resource Efficiency and Renewable and Low-carbon Energy Proposals

Screening of SACs and SPAs

4.17. The 21 European sites which were screened to determine whether they would be potentially affected by the LDP2 Preferred Strategy (Appendix 3). This was carried out by identifying the vulnerabilities of the European sites from the SAC/SPA management plans (using the versions available at the time from the NRW website⁷) and screening against the likelihood of impacts of the Preferred Strategy. Eight European sites were identified as possibly having likely significant effects and uncertainty was identified at five European sites.

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

Chapter 5: Conclusions and next steps

5.1. Further to the screening of the LDP2 Preferred Strategy for likely significant effects on European sites in the plan area, following the precautionary approach, it is proposed that there may be potential effects at 8 European sites:

- Pembrokeshire Marine SAC
- North West Pembrokeshire Commons SAC
- North Pembrokeshire Woodlands SAC
- Pembrokeshire Bat Sites and Bosherton Lakes SAC
- Preseli SAC
- Afon Teifi SAC
- Afonydd Cleddau SAC
- West Wales Marine cSAC

There is uncertainty at five sites:

- Bristol Channel Approaches cSAC
- Carmarthen Bay and Estuaries SAC
- Cardigan Bay SAC
- Yerboston Tops SAC
- Gweunydd Blaencleddau SAC

5.2. There is the potential for in-combination effects with other plans which will be considered as the plan progresses.

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

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

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

APPENDIX 1: Features of European sites

UK0030396 Bristol Channel Approaches Candidate SAC (Part)

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

UK0020020 Carmarthen Bay and Estuaries SAC (Part)

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

1130 Estuaries – unfavourable (unfavourable March 2007)

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

1160 Large shallow inlets and bays – unfavourable

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

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

1103 Twait shad *Alosa fallax* – unfavourable

1095 Sea lamprey *Petromyzon marinus* – unfavourable

1099 River lamprey *Lampetra fluviatilis* – unfavourable

1102 Allis shad *Alosa alosa* – unfavourable

1355 Otter *Lutra lutra* - favourable

UK0012712 Cardigan Bay SAC (Part)

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

1170 Reefs – favourable

8330 Submerged or partially submerged sea caves – unknown

1349 Bottlenose dolphin *Tursiops truncatus* – favourable

1095 Sea lamprey *Petromyzon marinus* – unknown

1099 River lamprey *Lampetra fluviatilis* – favourable

1364 Grey seal *Halichoerus grypus* – favourable

UK0013116 Pembrokeshire Marine SAC (Part)

1130 Estuaries – unfavourable

1160 Large shallow inlets and bays – unfavourable

1170 Reefs – unfavourable

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

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

UK0030229 North West Pembrokeshire Commons SAC (part on boundary)

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

UK0030227 North Pembrokeshire Woodlands SAC (part)

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

UK0014793 Pembrokeshire Bat Sites and Bosherton Lakes SAC (Orierton)

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

UK0012598 Preseli SAC (part on boundary)

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

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

UK0012670 Afon Teifi SAC (Part)

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

UK0030074 Afonydd Cleddau SAC (Part)

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

UK0030305 Yerboston Tops SAC (All)

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

UK9014091 Carmarthen Bay SPA (Part)

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

UK0030397 West Wales Marine Candidate SAC (Part)

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

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

UK0014787 Limestone Coast of SW Wales SAC

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

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

4030 European dry heaths – unfavourable (declining)

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

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

8330 Submerged or partially submerged sea caves – favourable*

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

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

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

UK0013045 St. David's SAC

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

4030 European dry heaths – unfavourable (recovering)

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

UK0030144 Gweunydd Blaencleddau SAC

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

7130 Blanket bogs – unfavourable (recovering)

6410 *Molinia* Meadows – unfavourable (recovering)

7140 Transition mires and quaking bogs – unfavourable

7230 Alkaline fens – favourable (maintained)

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

1044 Southern damselfly *Coenagrion mercuriale* – favourable

UK9014061 Castlemartin Coast SPA

Chough *Pyrhocorax pyrrhocorax* – favourable

UK9014062 Ramsey and St. David's Peninsula SPA

Chough *Pyrhocorax pyrrhocorax* – favourable

UK9014041 Grassholm SPA

Gannet *Morus bassanus* – favourable

UK9014051 Skomer, Skokholm and the Seas off Pembrokeshire SPA

Razorbill *Alca torda* – favourable

Atlantic Puffin *Fratercula arctica* – favourable

Storm Petrel *Hydrobates pelagicus* – not assessed

Manx Shearwater *Puffinus puffinus* – not assessed

UK0020019 Carmarthen Bay Dunes SAC

2110 Embryonic shifting dunes

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

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

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

2190 Humid dune slacks

1014 Narrow-mouthed whorl snail *Vertigo angustior*

1395 Petalwort *Petalophyllum ralfsii*

1903 Fen orchid *Liparis loeselii*

Note that condition for the marine SACs (Carmarthen Bay and Estuaries; Cardigan Bay; and Pembrokeshire Marine) are based on indicative site level feature condition assessments undertaken in 2017. Others are based on previous NRW (previously CCW) assessments⁸.

⁸ Natural Resources Wales <http://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/find-protected-areas-of-land-and-seas/indicative-feature-condition-assessments-for-european-marine-sites-ems/?lang=en> and <http://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/find-protected-areas-of-land-and-seas/designated-sites/?lang=en>

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

Screening and criteria/categories

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

Element of plan	Assessment and rationale	Category	Screening conclusion
Vision	General aspirations for the Plan area	A	Screened out
LDP Objectives A-K			
A) Mitigate and respond to the challenge of Climate Change.	General statement	A	Screened out
B) Deliver high quality development where place-making is supported by sustainable design which responds appropriately to cultural and built heritage, landscape and townscape.	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out
C) Sustain and enhance the rural and urban economy by supporting start-up businesses, rural diversification, changing agricultural practices, the visitor economy, and the expansion of Small and Medium Enterprises	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out
D) Sustain resourceful communities by providing a range and mix of homes supported by key community facilities and services.	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out
E) Build on the County's strategic location for green energy, maritime and port related development	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out
F) Protect and promote the Welsh language.	General statement	A	Screened out
G) Support a range of uses in Town Centres to assist regeneration.	General statement	A	Screened out
H) Promote accessible and healthy environments for both people and wildlife through the protection and delivery of green infrastructure.	General statement	A	Screened out
I) Improve access to goods and services by facilitating improvements in infrastructure ⁹ and community facilities and directing development to sustainable locations.	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out
J) Protect and enhance the County's environment, biodiversity and habitats.	General statement	A	Screened out
K) Prevent waste arising and ensure resources are used responsibly.	General statement, however there may be potential effects – implications assessed under subsequent policies	A	Screened out

⁹ Note that infrastructure includes mobile and broadband provision, transport improvements and sewerage capacity.

Policy	Category (criteria A-M)	Screening conclusion
<p>Preferred Spatial Option</p> <p>Service Based Focus – Housing Allocations are distributed in settlements according to the current level of services provided within them – in urban / main towns (60%) and individual rural settlements (40%) with a good level of service (Narberth Rural Town, Service Centres and Service Villages).</p> <p>The preferred policy approach within rural areas was a combination of the options, and will include:</p> <ul style="list-style-type: none"> • Settlement Clusters to differentiate between the sustainability of Local Villages, • The use of Settlement Boundaries within the Settlement Hierarchy, • Some opportunities for infill in defined circumstances and locations, • The development of market housing in all Local Village locations but with higher levels of commuted sums to support Affordable Housing delivery in less sustainable locations. 	F	Screened out: Option is not spatially specific.
<p>Preferred Growth Option</p> <p>Based on a combination of the 15 year migration trend scenario (PG Long Term Scenario) which suggests a need for 408 homes a year and the two build rate scenarios which demonstrate delivery of 416 homes a year over the last 10 years and 443 homes a year over the last 5 years. 7,820 dwellings to enable delivery of 6,800 homes over the plan period and 2,200 new jobs.</p>	F	Screened out: Option is high level policy position which is not spatially specific
<p>Strategic Policies</p> <p>SP 1 Creating Sustainable Places</p> <p>All proposals must ensure that development supports the delivery of economic, social, environmental and cultural well-being</p> <p>Development proposals should demonstrate the following:</p> <ol style="list-style-type: none"> 1. Resource efficiency 2. Maintenance and enhancement of biodiversity 3. Promotion of health and well-being 4. Equality of access 5. Accessibility to services 6. Reduced contribution to climate change 	B	Screened out: General statement of policy.
<p>SP 2 Housing Requirement</p> <p>Land is provided for the development of 6,800 new dwellings.</p>	A	Screened out: general statement of policy which does not define spatial distribution.

<p>SP 3 Affordable Housing Target The Plan will provide a minimum of 2,000 new affordable dwellings (125 per year).</p>	A	Screened out: general statement of policy with locations not specified.
<p>SP 4 Supporting Prosperity The Plan will support the delivery of 2,200 jobs across Pembrokeshire to support prosperity and economic growth.</p>	A	Screened out: general statement of policy, no specific spatial distribution.
<p>SP 5 Settlement Hierarchy – A Sustainable Settlement Strategy A settlement hierarchy is defined on the basis of their functional characteristics and availability of services and facilities. Main Towns Rural Settlements – Rural Towns, Service Centres, Service Villages, Local Villages.</p>	F	Screened out: high level policy, later policies in the plan will direct development.
<p>SP 6 Settlement Boundaries Settlement Boundaries are shown for all settlements and define the areas within which development opportunities may be appropriate. In Main and Rural Towns, Service Centres and Service Villages Settlement Boundaries define the physical, functional and visual extent of the settlement and take into account proposed allocations. Local Village Settlement Boundaries are defined more tightly, limiting opportunities to small scale infill and rounding off, although greater opportunities exist for development in Cluster Local Villages Outside settlements boundaries, groups of dwellings are considered to be hamlets. GN 5 sets out the approach for infill proposals in those locations. All other locations outside Settlement Boundaries are considered to be Countryside locations.</p>	F	Screened out: high level policy, later policies in the plan will direct development.
<p>SP 7 Main Towns Within Main Towns, development will support sustainable communities, complementary relationships between towns, place-making and well-being by ensuring</p> <ol style="list-style-type: none"> 1. Accessibility by a range of sustainable modes of transport 2. High quality accommodation that supports diversity within the residential market, access to existing and proposed services and the housing needs of communities 3. Opportunities for new commercial, retail, employment, tourism, leisure, recreational, green infrastructure and community facilities <p>Exceptionally, appropriate land uses which are well-related to the Settlement Boundary can take place provided they satisfy this and all other policy considerations, including compatibility with Regeneration Frameworks</p>	F	Screened out: high level policy setting out land use priorities.

<p>SP 8 Narberth Rural Town, Service Centres and Service Villages Within Narberth Rural Town, Service Centres and Service Villages, development will encourage sustainable communities, a thriving rural economy, place making and well-being by ensuring</p> <ol style="list-style-type: none"> 1. Development is of a scale and nature identified as being appropriate for the settlement 2. High quality accommodation of tenure(s) appropriate for the housing needs of the community 3. Opportunities for new commercial, employment, retail, tourism, leisure, recreational, open space, green infrastructure and community facilities which are accessible and serve the local community <p>Exceptionally, appropriate land uses which are well-related to the Settlement Boundary can take place provided they satisfy this and all other policy considerations</p>	F	Screened out: high level policy setting out land use priorities.
<p>SP 9 Local Villages At Local Villages, development will encourage sustainable communities, place-making and well-being of the local community by ensuring</p> <ol style="list-style-type: none"> 1. Development is of a scale and nature identified as being appropriate to the village or cluster village 2. High quality accommodation of tenure(s) appropriate for the housing needs of the community 3. Employment or enterprise which would support the rural economy 4. Provides a recreational, open space, leisure, green infrastructure or community facility which serves the local community and is within or well related to the Settlement Boundary. <p>Cluster Villages are identified as being: Broadmoor, Burton Ferry, Camrose, Castlemorris, Cold Blow, Cresselly, Deerland, Hill Mountain, Little Newcastle, Lower Freystrop, Maidenwells, Mascle Bridge, Milton, Pen-y-Bryn, Postgwyn.</p>	F	Screened out: high level policy setting out land use priorities.
<p>SP 10 Countryside Proposals for development in Countryside locations will be supported where it is an essential requirement for people who live and work there and where it respects its landscape setting and the natural and built environment. Development which minimises visual impact on the landscape and relates to one of the following will be promoted:</p> <ol style="list-style-type: none"> 1. Enterprises for which a countryside location is essential; including One Planet Development. 2. Opportunities for rural enterprise workers to be housed in suitable accommodation that supports their employment; 3. Appropriate agricultural diversification schemes; and 4. The re-use and conversion of appropriate existing buildings 	I	Screened in: although the policy is a strategic level and is not spatially specific, there is the potential for effects on European sites.
<p>SP 11 Protecting and Enhancing the Environment Pembrokeshire's environment (including species, habitats, landscapes and the systems which underpin them) will be protected from materially harmful development.</p>	D	Screened out: general plan wide environmental protection policy

<p>Where opportunities exist to enhance the condition, extent and/or connectivity of these features to improve the functioning and resilience of ecosystems, or to improve appropriate access to green spaces, these should be included within a development scheme.</p>		
<p>SP 12 Port and Energy Related Development Development proposals for appropriate industrial and port related facilities and infrastructure, including energy proposals directly related to port locations, will be supported at the Ports of Milford Haven and Fishguard and within the Haven Waterway Enterprise Zone, where they can demonstrate that they respect and protect the landscape, natural and built environment.</p>	I	Screened in: although the policy is a strategic level and is not spatially specific, there is the potential for effects on European sites.
<p>SP 13 Employment Land Provision Land will be provided for the development of employment land on a mix of strategic and local employment sites. Strategic Employment sites will be identified in the Deposit Plan, but are likely to be identified in the following areas:</p> <ul style="list-style-type: none"> • Trecwn, • Milford Haven, including sites relating to the Waterway, • Pembroke Dock, including sites relating to the Waterway, • Haverfordwest. <p>Use Classes B1, B2 and B8 will be allowed on these sites, together with any other compatible uses.</p>	I	Screened in: the policy allows for development of land for employment at locations where impacts on European sites are possible.
<p>SP 14 Retail Hierarchy The retail hierarchy for Pembrokeshire is Sub Regional Town Centre – Haverfordwest Town Centre – Pembrokes Dock, Pembroke, Milford Haven, Fishguard, Narberth Local Retail Centre - Goodwick, Neyland, Crymych, Letterston, Johnston, Kilgetty All new retail and commercial development should be consistent in scale and nature with the size and character of the Centre and its role in the retail hierarchy and be compatible with any Strategic Regeneration Framework. Proposals which would undermine the retail hierarchy or regeneration frameworks for town centres will not be permitted.</p>	B	Screened out: high level policy.
<p>SP 15 Visitor Economy Proposals for development relating to the visitor economy will be supported provided that they are in an appropriate location, contribute to the diversity and quality of accommodation and attractions, and respect and protect the natural and built environment and surrounding communities.</p>	I	Screened in: strategic policy, however while not spatially specific, depending on the location of proposals could have a potential effect on

<p>SP 16 Minerals A contribution to the national, regional and local need for a continuous supply of minerals will be met by:</p> <ol style="list-style-type: none"> 1. Maintaining a reserve of hard rock and sand and gravel throughout and at the end of the Plan period; 2. Safeguarding known resources of coal and aggregates (including hard rock and sand and gravel) from permanent development, in locations outside settlement boundaries; 3. Safeguarding the landfall location for marine-dredged sand and gravel; 4. Creating buffer zones around existing mineral production sites to protect quarry operators and those occupying or using nearby land; and 5. Supporting the re-use and recycling of minerals. 	<p>B</p>	<p>European sites. Screened out: general criteria, which does not lead to development.</p>
<p>SP 17 Welsh Language Within areas of Welsh language sensitivity, as shown on the Proposals Map, large windfall development proposals¹⁰ will require an assessment of the likely impact on the Welsh language. Development will be managed sensitively in areas where Welsh language has a significant role in the local community. This may include the location, phasing, signage and other appropriate mitigation measures.</p>	<p>A/G</p>	<p>Screened out: general statement of policy which could not have any conceivable effect on European sites.</p>
<p>SP 18 Transport Infrastructure and Accessibility Improvements to the existing transport infrastructure that will increase accessibility to employment, services and facilities, particularly by sustainable means, will be supported. Routes for identified improvements to transport infrastructure will be safeguarded. Pedestrian and cycleway schemes coming forward in conjunction with the Active Travel (Wales) Act, 2013, will be supported.</p>	<p>I</p>	<p>Screened in: strategic policy, however while not spatially specific could potentially have effects on European sites</p>
<p>SP 19 Waste Prevention and Management Appropriate provision for waste management or disposal facilities will be made within the Plan. In the first instance the Plan will seek to prevent the creation of waste. Where prevention is not possible, the impact on the environment will be minimised and the use of waste as a resource maximised, through the reuse and recycling of waste. Only in cases where no better alternative is available will disposal be considered, in that instance by the most sustainable means possible.</p>	<p>I</p>	<p>Screened in: strategic policy, however while not spatially specific could potentially have effects on European sites</p>

¹⁰ Large windfall developments are unanticipated developments, not allocated within the Local Development Plan and which are normally defined as 10 or more residential dwellings, or development over 1,000 sq. metres or 1 hectare.

<p>General Policies</p>		
<p>GN 1 General Development Policy</p> <p>Development will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> 1. The nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located; 2. It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels; 3. It would not significantly adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park and neighbouring authorities; 4. It respects and protects the natural environment including protected habitats and species; 5. It would take place in an accessible location, would incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network; 6. Necessary and appropriate service infrastructure, access and parking can be provided; 7. It would not cause or result in unacceptable harm to health and safety; 8. It would not have a significant adverse impact on water quality; 9. Any light pollution is necessary and justified and minimised through appropriate mitigation and 10. It would neither contribute to the coalescence of distinct settlements nor create or consolidate ribbon development. 	<p>B / D</p>	<p>Screened out: policy listing general criteria for testing the acceptability of the plan and also includes plan-wide environmental protection.</p>
<p>GN 2 Sustainable Design</p> <p>Development will be permitted where relevant criteria are met:</p> <ol style="list-style-type: none"> 1. It is of a good design which pays due regard to local distinctiveness and contributes positively to the local context; 2. It is appropriate to the local character and landscape/townscape context in terms of layout, scale, form, siting, massing, height, density, mix, detailing, use of materials, landscaping and access arrangements / layout; 3. It incorporates a resource efficient and climate responsive design through location, orientation, 	<p>B</p>	<p>Screened out: policy listing general criteria for testing the acceptability / sustainability of proposals.</p>

<p>density, layout, land use, materials, water conservation and the use of sustainable drainage systems and waste management and storage solutions;</p> <p>4. It achieves a flexible and adaptable design;</p> <p>5. It creates an inclusive and accessible environment for users that addresses community safety;</p> <p>6. It provides a good quality, vibrant public realm that integrates well with adjoining streets and spaces and</p> <p>7. It contributes to delivering well- designed outdoor space with good linkages to adjoining streets, spaces and other green infrastructure.</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 and this is not already programmed by a service or infrastructure company, then this must be funded by the development, and:</p> <p>1. Related in scale and kind to the development; and</p> <p>2. Provided on site wherever appropriate. In exceptional circumstances contributions may be made to the provision of facilities elsewhere, provided their location can adequately service the development. The timely provision of directly related infrastructure, services and community facilities shall be secured by planning condition(s), the seeking of planning obligation(s) by negotiation, and/or by any other agreement or undertaking.</p> <p>The viability of a development will be a key consideration when securing planning obligations and dispensation may be allowed in certain circumstances where there is clear evidence that the development would not be viable.</p> <p>Measures necessary to physically deliver a development and ensure that it is acceptable in planning terms will be required in the first instance. Where appropriate contributions may be sought for a range of purposes, including:</p> <ul style="list-style-type: none"> 1) Affordable housing 2) Green Infrastructure, Recreational and Amenity Open Space 3) Sustainable Transport Facilities 4) Education 	<p>B</p>	<p>Screened out: this is a policy listing general criteria for testing acceptability defining requirements for proposals.</p>

<p>5) Community and Cultural Facilities, including libraries, and community halls 6) Regeneration 7) Waste 8) Renewable and low carbon energy 9) Biodiversity 10) Broadband</p> <p>In the event that viability considerations indicate that not all the identified contributions can reasonably be required, priority contributions will be determined on the basis of the individual circumstances of each case. In the case of housing developments, priority will be given to affordable housing unless there is an overwhelming need for the available contribution, in whole or in part, to be allocated for some other appropriate purpose/s.</p>		
<p>GN 4 Resource Efficiency and Renewable and Low-carbon Energy Proposals</p> <p>Development proposals should seek to minimise resource demand, improve resource efficiency and seek power generated from renewable resources, where appropriate. They will be expected to be well designed in terms of energy use.</p> <p>Developments which enable the supply of renewable energy through environmentally acceptable solutions will be supported.</p>	B / I	Screened in: policy listing general criteria, however proposals depending on their detail and location may have a likely significant effect on European sites.
<p>GN 5 Infill Development in Hamlets</p> <p>Development proposals for residential development in locations where there is a physical cohesion of dwellings (hamlet) not identified within the Settlement Hierarchy as a settlement, will be supported where:</p> <ol style="list-style-type: none"> 1. The proposal is for a maximum of 1 or 2 properties on a site 2. It represents sensitive infill development of a small gap within an otherwise continuous built up frontage 3. The scale, layout and density is in keeping with (and not detrimental to) the character (including landscape and townscape) of the area; 4. In locations of 20 or more dwellings (including those with the benefit of planning permission), the development is for market or local needs affordable housing <p>In locations of less than 20 dwellings, the development is for local needs affordable housing.</p>	B	Screened out: policy listing criteria for testing the acceptability of proposals.

APPENDIX 3: Summary of screening of SACs and SPAs

European site (designation), Management plan version/condition assessment date	Site specific issues	Potential effect from policies, growth etc.	Further assessment required? x No, ✓ Yes, ? Uncertain	
			Alone?	In-combination
Bristol Channel Approaches Candidate SAC Not available	Porpoise are vulnerable to disturbance from seismic surveys and sea based recreation (outside remit of LDP). Environmental contaminants such as mercury and PCBs in porpoise prey (outside remit of LDP). Entanglement of marine mammals in fishing nets (outside remit of LDP). Fisheries, damage to seabed habitats (outside remit of LDP). Marine litter, military testing or ordnance (outside remit of LDP). Harbour dredging projects (outside remit of LDP). Water quality (indirectly).	Small part of the plan area fronts the coast near Amroth. The LDP is not likely to impact on the site, however there may be impacts in combination with other plans.	?	?
Carmarthen Bay and Estuaries SAC (part) 2017	Flood defence or coastal defence works (outside remit of LDP). Potential threats from fisheries and shellfish management (outside remit of LDP). Aggregate dredging (outside remit of LDP). Water quality (indirectly).	Small part subject to potential effects from development in areas such as Kilgetty, Begelly, Pentlepoir.	?	?
Cardigan Bay SAC (part) 2017	Bottlenose dolphin, porpoise and seals are vulnerable to disturbance from seismic surveys and sea based recreation (outside remit of LDP). Environmental contaminants such as mercury and PCBs in dolphin prey (outside remit of LDP). Entanglement of marine mammals in fishing nets	Potential impacts on water quality indirectly from development in the Teifi catchment, from recreation, and St Dogmaels. Potential cumulative effects with neighbouring authority plan.	?	?

	(outside remit of LDP). Fisheries, damage to seabed habitats (outside remit of LDP). Marine litter, military testing or ordnance (outside remit of LDP). Harbour dredging projects (outside remit of LDP). Water quality (indirectly).			
Pembrokeshire Marine SAC (part) 2017	Water quality issues. Marine communities vulnerable to damage from certain fishing methods (outside remit of LDP). Pollution from transport or exploration/ production of oil and gas (outside remit of LDP). Development (e.g. Energy development, cumulative impacts from slipways)	Potential effects from development around the Haven Waterway.	✓	✓
North West Pembrokeshire Commons SAC (part) 20 Dec 2007	Grazing regimes (outside remit of LDP). Invasive species (outside remit of LDP). Water quantity.	Distance from development areas, and features not likely to be affected.	✓	✓
North Pembrokeshire Woodlands SAC (part) 2008	Decline in traditional woodland management (outside remit of LDP). Forestry (outside remit of LDP). Fragmentation by coniferous afforestation. Disturbance of bat roost sites. Inappropriate woodland management (outside remit of LDP). Changes in agricultural practices (outside remit of LDP). Feeding range of Barbastelle bat – not enough is known to identify the feeding range	Potential effects from development in Eglwysrwr and other relevant policies.	✓	✓
Pembrokeshire Bat Sites and Bosherton	Water quality (including silt, water pollution (direct or diffuse), run-off, nutrient enrichment, eutrophication	Potential effects from development of housing sites, changes in	✓	✓

<p>Lakes SAC (all of Orielton) April 2008</p>	<p>etc). Water quantity (drought). Physical deterioration of roost buildings. Habitat loss and disturbance in key feeding/roosting areas. Otter population vulnerable to water quality, human disturbance, entanglement in fishing gear and habitat loss (human disturbance and fishing are outside remit). Changes in agricultural practices for food supply of bats; insecticide use; climate change; loss of hedgerows (outside remit of LDP).</p> <p>There is no definitive evidence for the feeding ranges of greater and lesser horseshoe bats, the distance from these maternity roosts, hibernation roosts, transitory roosts, however, bats are thought to forage in a 3-4km radius.</p>	<p>hedgerows, development of outbuildings, barns.</p>		
<p>Preseli SAC (part) Feb 2011</p>	<p>Habitat loss. Grazing regime, particularly under-grazing (outside remit of LDP). Changes to water quality and quantity (acidification indirectly through industrial processes and transport). Physical disturbance.</p>	<p>Development not likely to impact on all features of the SAC, and issues at Preseli are generally outside the remit of the LDP. The management plan for the SAC¹¹ states that there should be optimal marsh fritillary habitat within 2km of the SAC. Applying a 2km buffer to the SAC places Crymych and Puncteston and within this buffer.</p>	<p>✓</p>	<p>✓</p>
<p>Afon Teifi SAC (part) Sept 2017 (update to</p>	<p>Water quality (including silt, water pollution (direct or diffuse), run-off, nutrient enrichment, eutrophication</p>	<p>Development in Cilgerran St Dogmaels</p>	<p>✓</p>	<p>✓</p>

¹¹ <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/north-to-rhos-sac-list/preseli-sac.aspx> (15 April 08 V8)

<p>water quality standards), April 2011 (map edit), April 2008</p>	<p>etc). Water management (including drainage, dredging or alterations to the water table) (outside remit of LDP). Flow rate (outside remit of LDP). Future potential to affect abstractions and discharges (indirectly). Migratory fish vulnerable to obstacles to migration, overfishing (outside remit of LDP). Damage to habitats outside the site.</p>	<p>Abercych</p>		
<p>Afonydd Cleddau SAC (part) Sept 2017 (update to water quality standards), Aug 2012 (map edit)</p>	<p>Water quality (including silt, water pollution (direct or diffuse), run-off, nutrient enrichment, eutrophication etc). Water management (including drainage, dredging or alterations to the water table). Over-exploitation of fisheries (outside remit of LDP). Non-native species of animal or plant. Otters are vulnerable to human disturbance, habitat loss, crossing highways, injury from fishing equipment (injury from fishing equipment outside remit of LDP).</p>	<p>Settlements in the catchment could affect water quality, other potential issues with infrastructure capacity, surface water drainage.</p> <p>Potential development in settlements such as: Letterston, Wolfscastle Spittal Maenclochog Clarboston Road Puncheston Little Newcastle Haverfordwest Simpson Cross Narberth Llandissilio Clunderwen</p>	<p>✓</p>	<p>✓</p>
<p>Yerbeston Tops SAC (all) May 2014, Feb 2011, Mar 2008</p>	<p>Loss of habitat. Grazing regime / under-grazing (outside remit of LDP). Water quality. General development.</p>	<p>Development is not likely to impact on all features of the SAC, and issues at Yerbeston Tops SAC are generally outside the remit of the LDP. The management plan for</p>	<p>?</p>	<p>?</p>

		the SAC ¹² states that restoring ecological connectivity between this meta-population and those elsewhere in the County is required to enable at least periodic genetic exchange and to increase long term resilience of the population. Opportunities should be sought to restore the required habitat in key areas. The nearest settlement to the site is Martletwy.		
Carmarthen Bay SPA (part) 2017	Fisheries management indirectly affecting food supply (outside remit of LDP). Water quality and pollution. Sea-surface or aerial activity creating disturbance of feeding and/or resting scoter flocks (outside remit of LDP). Disturbance from major infrastructure development (e.g. offshore energy generation). Aggregate exploitation causing changes to the sediment structures or sediment transport regime (outside remit of LDP). Major harbour infrastructure and maintenance regimes. On a broader scale long-term climatic change. Water quantity. Recreation.	Small part of the plan area fronts the coast east of Amroth. The LDP is not likely to impact on the site, however there may be impacts in combination with other plans.	x	?
West Wales Marine Candidate SAC Not available	Porpoise are vulnerable to disturbance from seismic surveys and sea based recreation (outside remit of LDP).	Potential effects from development around the Haven Waterway, and Fishguard/Goodwick, St Dogmaels	✓	✓

¹² <http://naturalresources.wales/media/674433/yerboston-moors-tops-sac-plan-english.pdf> (May 2014)

	<p>Environmental contaminants such as mercury and PCBs in porpoise prey (outside remit of LDP). Entanglement of marine mammals in fishing nets (outside remit of LDP). Fisheries, damage to seabed habitats (outside remit of LDP). Marine litter, military testing or ordnance (outside remit of LDP). Harbour dredging projects (outside remit of LDP). Water quality (indirectly).</p>			
European sites outside of the plan area				
Limestone Coast of SW Wales SAC May 2008	<p>Grazing regime (outside remit of LDP). Invasive species. Agricultural operations (e.g. ploughing, fertiliser, pesticides) (outside remit of LDP). Recreational users. Marine chemical/oil pollution (outside remit of LDP).</p>	The SAC is outside of the plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.	x	? (recreation)
St. David's SAC April 2014	<p>Under-grazing (outside remit of LDP). Agricultural improvement (outside remit of LDP). Recreational pressures (if numbers increase).</p>	The SAC is outside of the plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.	x	? (recreation)
Gweunydd Blaencleddau SAC July 2011	<p>Under-grazing/grazing regimes (outside remit of LDP). Invasive species (including bracken or scrub) (outside remit of LDP). Multiple ownership issues (outside remit of LDP). Water quality.</p>	The SAC is outside of the plan area and most of the vulnerabilities of the site are outside of the remit of the LDP. Development not likely to impact on all features of the SAC, and issues at Gweunydd Blaencleddau are generally outside the remit of the LDP. The	?	x

		management plan's vision for the SAC ¹³ states that there should be suitable marsh frillary habitat within 2km of the SAC. Applying a 2km buffer to the SAC places Crymych within this buffer. Gweunydd Blaencleddau is outside of the catchment for the nearest settlement (Crymych, in the Taf catchment).		
Castlemartin Coast SPA May 2008	Grazing regime/under grazing (outside remit of LDP). Recreational use.	The SAC is outside of the plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.	x	? (recreation)
Ramsey and St. David's Peninsula SPA April 2014	Disturbance. Grazing regimes (outside remit of LDP). Recreational pressures (outside remit of LDP).	The SAC is outside of the plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.	x	? (recreation)
Grassholm SPA April 2008	Marine pollution (oil pollution events). Changes in fishing methods (outside remit of LDP).	The SAC is outside of the plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.	x	x
Skomer and Skokholm SPA April 2008	Marine pollution. Changes in fishing methods (outside remit of LDP). Seasonal recreation pressures (outside remit of LDP). Mink and rat colonisation (outside remit of LDP).	The SAC is outside of the plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are	x	x

¹³ <http://naturalresources.wales/media/672462/Gweunydd%20Blaencleddau%20Mplan%20English.pdf> (4 July 11, v 14)

		outside of the remit of the LDP.		
Carmarthen Bay Dunes SAC May 2008	Grazing regimes (outside remit of LDP). Vehicle or visitor damage (outside remit of LDP). Hydrology – lowering of the water table (indirectly). MOD management issues (outside remit of LDP). Conifer plantations (outside remit of LDP). Littering (outside remit of LDP). Scrub encroachment (outside remit of LDP). Air pollution.	The SAC is outside of the plan area, and the LDP is not likely to impact on the site. The vulnerabilities of the site are outside of the remit of the LDP.	x	x