

Appendix 4: Policy Screening

Policy Screening: Determining Potential Effects Criteria Key (Tyldesley, 2006)	
Criteria No	Rationale
Reasons why a policy will not have an effect on a European Site	
1	The policy itself will not lead to development.
2	The location of the development is unknown, and will be selected following consideration of options in lower plans.
3	The policy will have no effect because development is dependent on implementation of lower tier policies.
4	The policy concentrates development in existing urban areas, steering development away from European sites and sensitive areas.
5	The policy will steer development away from European sites and associated sensitive areas.
6	The policy is intended to protect the natural environment, including biodiversity.
7	The policy is intended to conserve or enhance the natural, built or historic environment, and such enhancements are unlikely to affect a European site.
Reasons why a policy could have an effect on a European Site	
8	The plan steers a quantum or type of development towards or encourages development in, an area that includes a European site or an area where development may indirectly affect a European site
Reasons why a policy would be likely to have a significant effect	
9	The policy makes provision for a quantum or kind of development that in the location(s) proposed would be likely to have a significant effect on a European site. Appropriate assessment required.

PEMBROKESHIRE COAST NATIONAL PARK: LOCAL DEVELOPMENT PLAN

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
Preferred Strategy and Policies		
<p>Local Development Plan Vision for the Pembrokeshire Coast National Park 2021</p> <p>Development continues to respect and where possible enhance the special qualities. This means that the Park’s population will not be able to increase significantly. The limited opportunities for development that can be made available are wherever possible made available for development that contributes most to sustaining local communities where compatible with the statutory National Park purposes.</p> <p>Tenby, Newport, Saundersfoot, St Davids and many of the National Park’s more rural communities have accommodated additional growth in housing in order to facilitate the delivery of affordable housing for the communities of the National Park. Employment development has been focussed on the larger centres. The National Park countryside continues to be the setting for many diverse interests and activities including farm diversification schemes and the conversion of buildings to various uses along with some limited housing opportunities.</p> <p>New development has been directed to communities linked by a convenient, low-impact and affordable public transport network. Significantly, improved cycle and public rights of way networks provide a clean and easily accessible means of transport for our communities as well as support for increased recreational activity.</p>	<p><i>Vision sets overarching strategic framework for development. Issues are addressed as part of the policies screening assessment that follows.</i></p>	

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>In common with the rest of the United Kingdom, the Park has been adapting to the changing climate. Development is more sustainable in design. There is, in new development, a distinctive but subtle vernacular building style that combines the best of the old with the best of the new. Renewable energy generation schemes are more popular. Development has been directed away from areas that are or will be prone to inundate or flood.</p> <p>The Park benefits from being an unbeatable socially inclusive year-round visitor destination concentrating on its strengths: low impact marine and coastal recreation, access to wildlife-rich countryside, and peace and quiet.</p>		
Policies - Spatial Strategy		
<p>Policy 1 - Tenby Local Service and Tourism Centre (Tier 2) (Strategy Policy)</p> <p>Tenby is designated a 'Local Service and Tourism Centre' where the land use priorities will be:</p> <ul style="list-style-type: none"> a) to aim to meet the housing, in particular affordable housing needs of the local area b) to provide for employment development to meet the needs of the town c) to protect and enhance the town's facilities and town shopping centre which serve the town and rural hinterland. d) to protect and enhance the town's harbour area. e) to ensure developments permitted contribute to the protection and enhancement of the town's special qualities f) to permit proposals that assist in delivering improved traffic management in the Town. 	<p>8</p> <p>Potential effects are most likely upon Carmarthen Bay & Estuaries SAC, Carmarthen Bay SPA and Pembrokeshire Bat Sites and Bosherton Lakes SAC.</p>	<p>?</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>Policy 2 - Newport Local centre (Tier 3) (Strategy Policy)</p> <p>Newport is designated a 'Local Centre' where the land use priorities will be:</p> <ul style="list-style-type: none"> a) to aim to meet the housing, in particular affordable housing needs of the local area b) to provide for employment development to meet the needs of the town c) to provide an opportunity to develop work/live units in the town(to be identified in the Deposit Local Development Plan) d) to protect and enhance the district shopping centre and community facilities which serve the town and rural hinterland e) to ensure developments permitted contribute to the protection and enhancement of the town's special qualities f) to permit proposals that assist in delivering improved traffic management in the town where these do not compromise the town's special qualities. 	<p>8</p> <p>The policy for Newport focuses the development of housing and employment within the existing urban envelope, however, Newport is less than 1km away from Felin Llwyn-gwair SSSI, which is a Greater Horseshoe Bat maternity roost site which forms part of the Pembrokeshire Bat Sites and Bosherton Lakes SAC. Potential effects of this allocation on the Greater Horseshoe Bats could include increased disturbance.</p>	<p>?</p>
<p>Policy 3 - Saundersfoot Local Centre (Tier 3) (Strategy Policy)</p> <p>Saundersfoot is designated a 'Local Centre' where the land use priorities will be:</p> <ul style="list-style-type: none"> a) to aim to meet the housing, in particular affordable housing needs of the local area b) to encourage small scale employment opportunities. c) to protect and enhance the district shopping centre and community facilities which serve the village and rural hinterland d) to ensure developments permitted contribute to the protection and enhancement of the village's special qualities 	<p>8</p> <p>This policy concentrates small scale development within the village urban centre. Increased development and population growth could lead to increased levels of recreation and put increased pressure on sewerage system capacity/ flows. This could potentially have significant effects on</p>	<p>?</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
e) to permit proposals that assist in delivering improved traffic management in the village and accessibility to the railway station f) to protect and enhance the village's harbour.	Carmarthen Bay and Estuaries SAC and Carmarthen Bay SPA.	
Policy 4 - St David's Local Centre (Tier 3) (Strategy Policy) St Davids is designated a 'Local Centre' where the land use priorities will be: a) to aim to meet the housing, in particular affordable housing needs of the local area b) to provide for employment development to meet the needs of the City c) to provide for live/work units in the City d) to protect and enhance the district shopping centre and community facilities which serve the City and rural hinterland e) to ensure developments permitted contribute to the protection and enhancement of the City's special qualities f) to permit proposals that assist in delivering improved traffic management in the City and wider peninsula	8 This policy directs housing and employment development in St David's. Potential effects arising as a result of the proposed development include increased levels of recreation, increased pressure on sewerage system capacity/ flow and increased levels of airborne pollution. This could potentially have significant effects on North West Pembrokeshire Commons SAC, St David's SAC, Ramsey and St David's Peninsula Coast SPA and Pembrokeshire Marine SAC.	?
Policy 5 - Rural Centres (Tier 5) (Strategy Policy) In Rural Centres the land use priorities will be: a) to aim to meet the housing, in particular local affordable housing needs of the	8 This policy directs small scale development (housing and employment) in rural settlements. The	?

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>Centre. b) to encourage small scale employment developments c) to protect and enhance the Centre's range of facilities</p> <ul style="list-style-type: none"> ■ Amroth ■ Angle ■ Bosherton ■ Broad Haven ■ Dale ■ Dinas Cross ■ Felindre Farchog ■ Herbrandston ■ Jameston ■ Lawrenny ■ Little Haven ■ Manorbier ■ Manorbier Station ■ Marloes ■ Newgale ■ Pontfaen ■ Solva ■ St Ishmaels ■ Trefin 	<p>focus on development within or on the edge of existing settlement boundaries will steer development away from European sites.</p> <p>Potential significant effects include increased pressure on water resources (abstraction levels and sewerage capacity), increased pressure on sewerage system capacity/ flow, increased airborne pollutants and increased levels of recreation.</p> <p>There is potential for significant effects on Pembrokeshire Marine SAC.</p>	

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<p>Rural Centres lying partly in the National Park:</p> <ul style="list-style-type: none"> ■ Cosheston ■ Hook ■ Houghton ■ Llangwm ■ Llanychaer ■ Milton ■ New Hedges ■ Pleasant Valley* ■ Roch ■ Square and Compass ■ Summerhill 		
<p>Policy 6 - Countryside (Tier 5) (Strategy Policy)</p> <p>Outside the identified Centres of the Local Development Plan area development will be strictly controlled except for:</p> <p>a) Sensitive filling in of small gaps or minor extensions to isolated groups of dwellings is proposed. Priority will be given to meeting affordable housing needs. Release of land will depend on the character of the surroundings, the pattern of development in the area and the accessibility to the Centres identified in the hierarchy</p> <p>b) housing for essential farming or forestry needs</p>	<p>2/8</p> <p>This policy for the countryside focuses on measured development that meets socio-economic aims particularly in relation to community facilities and small scale tourist development. This scale of development is unlikely to result in negative impacts upon N2K site</p>	<p>?</p>

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<p>c) farm diversification including farm shops d) Conversion of appropriate buildings to a range of uses with affordable housing delivery being given priority in a residential conversion. Accessibility to the Centres will be an important consideration. Buildings considered inappropriate for conversion can be re-used as building material. The conversion of building(s) that are obtrusively located in the landscape will not be permitted. e) One for one replacement dwellings f) Tourist attractions or recreational activity where the need to locate in the countryside is essential – see Policy 12 g) The enhancement of community facilities h) Low impact development making a positive contribution i) When new farm buildings are required</p> <p>Traffic impact analysis will be an important consideration in proposals – see Policy 17</p>	<p>integrity.</p> <p>Building conversion can be a significant issue where old/ disused buildings are valuable for bat habitats (Pembrokeshire Bat Sites SAC, North Pembrokeshire Woodlands SAC and Limestone Coast of SE Wales SAC), however, no locations are specified in the policy so this issue would be dealt with at project level. The supporting text of the policy ensures that developers take account of nature conservation interests.</p>	
Implementation: Park purposes, Major development and Growth potential		
<p>Policy 7 - National Park Purposes and Duty</p> <p>Development within or impacting on the National Park must be compatible with:</p> <p>a) the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the Park, and b) the public understanding and enjoyment of those qualities.</p> <p>In determining proposals, due regard will be paid to the need to foster the economic</p>	<p>6/7</p> <p>This policy applies the national park purposes and duty to development. The 'Sandford Principle' prioritises conservation interests over those of understanding/ enjoyment and the policy is likely to be positive for N2K site integrity.</p>	<p>X</p>

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and social well-being of the local communities within the Park provided this is compatible with the statutory National Park purposes embodied in the foregoing considerations.		
<p>Policy 8 - Hazardous Installations</p> <p>Development within safeguarding zones around hazardous installations will only be permitted where there is no risk to either:</p> <p>a) public health or safety; or b) the operation of the hazardous installations; and c) the approaches to the hazardous installations.</p>	<p>2/3</p> <p>The policy does not propose new development, but rather seeks to permit development within safeguarded zones around hazardous installations if certain criteria are met.</p>	<p>X</p>
<p>Policy 9 - Scale of Growth</p> <p>To provide for development which aims to meet the needs of the local population with priority being given to the delivery of affordable housing needs where this is compatible within the Park designation.</p>	<p>2</p> <p>This policy seeks to accommodate new growth, the location and scale of development is provided in policies 30 and 32.</p>	<p>X</p>
<p>Policy 10 - Minerals Safeguarding</p> <p>Extraction of minerals before developments which would otherwise sterilise mineral resources which are or likely to become of economic importance will be required provided it can be achieved:</p> <p>a) without prejudicing the proposed development; and b) by completing the extraction within a reasonable timescale; and</p>	<p>2</p> <p>The policy seeks to extract mineral resources of economic importance before development might sterilise them. Minerals development has the potential for negative impact on European sites (dust, disturbance,</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
c) without unacceptable environmental impacts.	sedimentation, transportation impacts), however, the potential effects are dependant on location. The policy includes mitigation for environmental impacts. The supporting text of the policy ensures there is consideration of potential environmental impacts on Natura 2000 sites.	
<p>Policy 11 - Borrow Pits</p> <p>a) Temporary planning permission will be granted for borrow pits where:</p> <p>b) the borrow pit is required to supply a specific short-term construction project with appropriate material; and</p> <p>c) extraction will cease upon completion of the construction scheme; and</p> <p>d) is closely located in relation to the proposed construction project; and</p> <p>e) there are clear environmental benefits from meeting need from the proposed source rather than from an existing site or sites with planning permission or from secondary or recycled aggregates either within or outside of the National Park; and</p> <p>f) the scale of the development is appropriate for the locality; and</p> <p>g) the development will not irretrievably damage the local landscape and local environment; and</p> <p>h) the development will not harm the amenities of the local area and local communities in particular with regard to access, traffic generated, noise, vibration, dust and safety nor adversely affect existing surface and groundwater resources; and</p> <p>i) any material transported by public highway can be accommodated within the local</p>	<p>2</p> <p>Small scale borrow pits have the potential for negative impact on European sites (dust, disturbance, sedimentation, transportation impacts), however, the potential effects are dependant on location and the scale of development. The policy includes mitigation for environmental impacts. As stated in the supporting text Borrow Pits are located in close proximity to the development and therefore help to avoid problems associated with remoter options, such as increased traffic generation and road</p>	<p>X</p>

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<p>road network; and</p> <p>j) there is provision for a beneficial after-use, restoration, landscaping and post closure management of the site, including where possible details of progressive restoration of the site.</p>	<p>movements.</p>	
<p>Policy 12 - Local Building Stone</p> <p>Planning permission will be granted for quarrying of local building stone where:</p> <p>a) the material is required to supply a specific proven local need and exceptional circumstances can be demonstrated; and</p> <p>b) is closely located in relation to the proposed construction or development site; and</p> <p>c) there are clear environmental benefits from meeting supply from the proposed source rather than from an existing site or sites with planning permission or from secondary or recycled aggregates either within or outside of the National Park; and</p> <p>d) the scale of the development is appropriate for the locality and to serve the local market; and</p> <p>e) the development will not have an unacceptably adverse impact or damage the local landscape and local environment; and</p> <p>f) the development will not harm the amenities of the local area and local communities in particular with regard to access, traffic generated, noise, vibration, dust and safety nor adversely affect existing surface and groundwater resources; and</p> <p>g) The local road network has the capacity to accommodate the traffic arising from the development; and</p> <p>h) provision for a beneficial after-use, restoration, landscaping and post closure management of the site, including where possible details of progressive restoration</p>	<p>2</p> <p>Quarrying has the potential for negative impact on European sites (dust, disturbance, sedimentation, transportation impacts), however, the potential effects are dependant on location and the scale of development. The policy includes mitigation for environmental impacts.</p>	<p>X</p>

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of the site.		
<p>Policy 13 - Recycled, Secondary and Waste Materials</p> <p>The recycling of mineral waste, including construction materials as a result of demolition will be permitted where:</p> <ul style="list-style-type: none"> a) the waste material is derived from land which is derelict and warrants restoration and enhancement; and b) the effect of using this source does not significantly harm sites, buildings, walls or features of historic, architectural or archaeological interest; and c) the waste and secondary aggregate products can be transported, wherever feasible, by rail or waterway; and d) the scale is appropriate to deal with materials arising from local sources; and e) where a single site to deal with waste arising from more than one location is proposed that site is, wherever possible, well located in relation to the source material; and f) the development will not harm the amenities of the local area and local communities in particular with regard to access, traffic generated, noise, vibration, dust and safety nor adversely affect existing surface and groundwater resources; and g) there is provision for beneficial after-use, restoration, landscaping and post closure management of the site, including where possible details of progressive restoration of the site. 	<p>1</p> <p>This policy seeks to encourage the re-use of resources and includes policy mitigation for potential environmental impacts including those to groundwater resources.</p>	<p>X</p>
<p>Policy 14 - Inactive Mineral Sites</p> <p>Where the Authority is satisfied that the winning and working of minerals or the depositing</p>	<p>1</p> <p>This policy will not lead to</p>	<p>X</p>

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of mineral waste has ceased permanently it will seek to serve a Prohibition Order on the owner(s).	development or negative effects on European Sites.	
<p>Policy 15 - Local Waste Management Facilities</p> <p>Local waste management and recycling facilities which serve only the National Park area will be permitted provided</p> <p>a) the site would be conveniently located in relation to the needs of the National Park community; or</p> <p>b) they are located at existing waste management sites or B2 industrial units; and</p> <p>c) the proposal makes provision for adequate screening so as to minimise any adverse effects; and</p> <p>d) the development is sufficiently distanced from neighbouring properties so as not to constitute a potential health or safety hazard; and</p> <p>e) the development will not cause demonstrable harm to the amenities of the local area and local communities in particular with regard to access, traffic generated, noise, vibration, dust, litter, odour nor adversely affect existing surface and groundwater resources.</p>	<p>5</p> <p>This policy on Local Waste Management Facilities seeks to locate waste management facilities at existing waste sites and industrial locations. Policy mitigations addressing environmental impact should act to protect European sites.</p>	<p>X</p>
<p>Policy 16 - Composting</p> <p>Proposals that involve the composting of organic material, generated within the National Park will be permitted unless there would be an unacceptable impact on any of the following:</p> <p>a) the amenities of the local area and local communities in particular with regard to</p>	<p>2</p> <p>Composting activities have the potential to introduce alien species to the wider environment and there is the potential for effect on surrounding biodiversity and European site</p>	<p>X</p>

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<p>access, traffic generated, noise, vibration, dust, odour, safety nor adversely affect all existing surface and groundwater resources; and</p> <p>b) the capacity of the local road network; and</p> <p>c) there is provision for landscaping and/or screening of the site; and</p> <p>d) there are adequate steps to deal with leachate; and</p> <p>e) the product has added value.</p>	<p>integrity. However, the policy includes mitigation for environmental impact and makes provision for environmental management practices that reduce the likelihood of negative effects.</p>	
<p>Climate change, Flooding, Sustainable design/energy</p>		
<p>Policy 17 - Sustainable Design (Strategy Policy)</p> <p>All proposals for development will be expected to demonstrate an integrated approach to design and construction, and will be required to be well designed in terms of:</p> <p>a) Place and local distinctiveness</p> <p>b) Environment and biodiversity</p> <p>c) Community cohesion and health</p> <p>d) Accessibility</p> <p>e) Energy use</p> <p>f) Energy generation</p> <p>g) Materials and resources</p> <p>h) Water and drainage</p> <p>i) Waste</p> <p>j) Resilience to climate change</p> <p>Where planning applications are made to extend buildings energy, water and drainage efficiency improvements will be sought in the original building as well as in the extension</p>	<p>6</p> <p>The policy focuses on design and building practice that have a low environmental footprint and reduce environmental impacts (e.g. emissions, resource use). This approach may have indirect benefits for surrounding environmental conditions and the wider integrity of European sites.</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>where appropriate and practicable.</p> <p>Within the Brynhir, Tenby, and Glasfryn, St. Davids strategic development sites new development should incorporate on-site and/or near-site decentralised and renewable or low-carbon energy technologies contributing at least an additional 20% in regulated CO2 emissions (20% reduction of the Target Emission Rate). Developers will be expected to demonstrate that they have explored all decentralised and renewable and low carbon energy options, and designed their schemes to incorporate these requirements.</p>		
<p>Policy 18 - Amenity</p> <p>Development will only be permitted where it does not have an unacceptable impact on amenity, particularly where:</p> <p>a) the development is for a use inappropriate for where people live or visit; and/or b) the development is of a scale incompatible with its surroundings; and/or c) the development leads to an increase in traffic or noise or odour which has a significant adverse impact; and/or d) the development is visually intrusive.</p>	<p>1</p> <p>This policy on Amenity is unlikely to have negative effects upon European Sites and include measures to avoid environmental impacts which may be indirectly benefit European sites.</p>	<p>X</p>
<p>Policy 19 - Minimising Waste</p> <p>Development must minimise, re-use and recycle waste generated during demolition and construction and provide waste management facilities of an appropriate type and scale as an integral part of the development.</p>	<p>1</p> <p>This policy on Minimising Waste seeks to reduce the environmental impacts of development arising from waste. Negative effects on European sites unlikely.</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>Policy 20 - Surface Water Drainage</p> <p>Development will be required to incorporate sustainable drainage systems for the disposal of surface waters on site.</p>	<p>6</p> <p>The policy is unlikely to impact negatively on N2K sites, and can be screened out on the basis of no likely significant effects. Positive environmental impacts will be derived through the use of soakaways etc that will attenuate waterborne run-off.</p>	<p>X</p>
<p>Policy 21 - Renewable Energy (Strategy Policy)</p> <p>Small scale renewable energy schemes will be considered favourably, subject to there being no over-riding environmental and amenity considerations. Medium scale schemes also offer some potential and will be permitted subject to the same considerations. Large scale renewable energy schemes will only be permitted where they do not compromise the special qualities of the National Park. Where there are other renewable energy schemes already in operation in the area, cumulative impacts will be an important consideration.</p> <p>Onshore connections to off shore renewable energy generators will also be permitted subject to there being no over-riding environmental and amenity considerations. Developers requiring an undeveloped coastal location for onshore connections to offshore renewable energy installations will need to clearly justify this need in relation to Error! Reference source not found.i) with the least obtrusive approach to design being</p>	<p>6</p> <p>This policy is explicitly protective of European sites and (alongside the renewable feasibility evidence base) only allows for renewables development where it can be demonstrated that the integrity of the biodiversity interest is not negatively affected.</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>taken.</p> <p>Developments that would reduce the value of Natura 2000 sites will not be permitted.</p>		
<p>Policy 22 - Flooding and Coastal Inundation (Strategy Policy)</p> <p>In planning for the future development of the National Park:</p> <p>a) development will be directed away from those areas which are at risk from flooding now or as predicted for the future by the Environment Agency LIDAR or Shoreline Management Plan 2 unless there are sound social or economic justifications in accordance with the advice set out in Technical Advice Note 15.</p> <p>b) sustainable defence of the coast will be permitted to protect existing communities or assets where practicable and where they do not jeopardise the longer term and natural evolution of the coast. Of particular concern will be impacts on Natura 2000 sites.</p>	<p>5/6</p> <p>The policy includes explicit consideration of the potential for impact on European sites arising from flood defence development and a presumption against negative impacts. This approach is unlikely to cause significant effects on European Sites.</p>	<p>X</p>
<p>Visitor economy, Employment</p>		
<p>Policy 23 - Visitor Economy (Strategy Policy)</p> <p>To attract visitors outside the peak season while ensuring that National Park environment continues to hold its attraction as a landscape of national and international importance by:</p> <p>a) Not allowing any additional camping, caravanning or chalet pitches but allowing change over to other forms of self catering where the site lies within a Centre and the</p>	<p>8</p> <p>The policy seeks to develop the visitor economy throughout the year.</p> <p>Potential impacts arising from an increase in visitor numbers include recreational disturbance, European</p>	<p>?</p>

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<p>scheme results in environmental benefits in terms of layout, design and materials used.</p> <p>b) Protecting against the loss of hotels and guesthouses unless it is proven that their continued use would not be viable or that peak demand can continue to be met in the locality.</p> <p>c) Only permitting self catering accommodation on brownfield sites in the Local Development Plan's Centres and in conversions in the countryside except where an affordable housing need has been identified. Affordable housing provision will be given priority over self catering where such a need is identified.</p> <p>d) Permitting visitor attractions, recreational and leisure activities in the Local Service and Tourism Centre and the Local Centres. Proposals outside these Centres will need to demonstrate why a 'Rural Centre' or 'Countryside' location is essential. Countryside proposals should make use of existing buildings whenever possible.</p> <p>e) Directing shore based facilities to the developed stretches of coast where compatible with adjacent uses.</p> <p>Activities which would damage the special qualities of the National Park will not be permitted. See also Policy 45.</p>	<p>Sites that have identified vulnerabilities in relation to land and water based recreation could be affected.</p> <p>This policy includes mitigation which requires that any development must take into account the special qualities of the national park - including biodiversity designations.</p>	
<p>Policy 24 - Loss of Hotels and Guest Houses</p> <p>Hotels and guest-houses in the National Park will be retained unless it can be demonstrated that:</p> <p>a) the potential for continued use of the facility has been shown to be un-viable; or</p> <p>b) the overall demand for this type of accommodation during peak periods will continue to be met within the area; and</p>	<p>1</p> <p>This policy will not lead to development and is unlikely to lead to negative effects upon European sites.</p>	<p>X</p>

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c) there is no adverse effect on the appeal and intrinsic character of the resort, area or frontage.		
<p>Policy 25 - Self-Catering Development</p> <p>Proposals for holiday cottages, flats and other forms of self-catering development will only be permitted where:</p> <p>a) the proposal is on a brownfield site in a Centre¹ or is a conversion proposal in a countryside location (see Error! Reference source not found.) or is the result of a changeover from camping/caravanning to self catering accommodation in Centres (see Error! Reference source not found.), and</p> <p>b) there is no need for affordable housing provision in the area or</p> <p>c) the site or building is not appropriate for affordable housing provision.</p> <p>New build self-catering development on greenfield sites will not be permitted.</p>	<p>2/5</p> <p>This policy concentrates development in the context of existing development (not necessarily in urban areas) and is unlikely to be of a quantum that will lead to significant effects for biodiversity designations.</p>	<p>X</p>
<p>Policy 26 - Camping, Touring Caravans, Statics and Chalet Sites</p> <p>New camping, caravanning, static caravan or chalet sites or the extension of existing sites either by an increase in the number of pitches or enlargement of the approved site area will not be permitted.</p> <p>Exceptionally, static caravan and chalet site areas may be enlarged where this would achieve an overall environmental improvement, both for the site and its setting in the</p>	<p>2</p> <p>The policy restricts any increase in the number of pitches unless it would achieve an overall environmental improvement. This policy is unlikely to have negative effects on European sites.</p>	<p>X</p>

¹ Please see Glossary of Terms

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
surrounding landscape.		
<p>Policy 27 - Upgrading Statics, Touring Sites and Tent Pitches</p> <p>The upgrading of static caravan sites, touring caravan or tent pitches, to other forms of self-catering accommodation will only be permitted, where:</p> <ul style="list-style-type: none"> a) the site lies within a Centre; and b) the proposal forms part of a rationalisation scheme that will result in environmental benefits in terms of layout, design and materials used; and c) the proposal complies with Policy 23c). 	<p>4</p> <p>This policy will only allow the upgrading of static caravan sites, touring caravan or tent pitches on brownfield land in accordance with Policy 23 c. The scale of developments is unlikely to have significant effects on European sites.</p>	<p>X</p>
<p>Policy 28 - Site Facilities on Tent, Chalet and Caravan Sites</p> <p>The development of retail and other facilities on tent, chalet and caravan sites will be permitted where:</p> <ul style="list-style-type: none"> a) it can be demonstrated that the facility is not already available in the vicinity; and the scale and design of the facility is in keeping with the character of the surrounding area; and b) the vitality and viability of retailing and services of nearby Centres are not adversely affected. 	<p>4</p> <p>This policy seeks to provide facilities within communities where they are easily accessible (this may include rural locations). The scale and location of community facilities is unlikely to result in impacts that will affect European sites.</p>	<p>X</p>
<p>Policy 29 - Change of Use from Tent Pitches to Touring Caravan Pitches</p> <p>Changes of tent pitches that have a valid planning permission, or a lawful use, to "unit" pitches (tent, motor caravan and touring vans) will only be permitted where:</p>	<p>1</p> <p>This policy does not propose any development but could lead to a</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<ul style="list-style-type: none"> a) there is no increase in the number of pitches; and b) the approved site area is not enlarged; and c) an overall enhancement of appearance results; and d) at least one third of the total number of pitches remains exclusively for tents. 	<p>slight increase in the number of caravans on the road. The potential for significant effects on European sites is minimal.</p>	
<p>Policy 30 - Employment Sites and Live/Work Units</p> <p>Employment opportunities will be provided and safeguarded through:</p> <ul style="list-style-type: none"> a) Small scale employment opportunities are identified at Tenby and St Davids. b) Directing small-scale employment proposals to appropriate locations in the Local Development Plan's identified Centres or buildings suitable for conversion in the Countryside. c) Combining business uses with other uses such as community facilities or housing including live/ work units. Sites are identified at Newport and St Davids. There are also mixed use developments proposed at Tenby, Saundersfoot, Broad Haven, Manorbier Station and St Ishmaels. d) Protecting existing employment sites for employment use only except in locations where the current use is not suited to the area or there is adequate provision already or the proposal is unviable. When considering a new use for a redundant employment site a community facility or affordable housing provision will be given priority (see policy 31). e) Protecting and enhancing the working harbours at Tenby, Saundersfoot, Solva and Porthgain. (See Policy 53) 	<p>8</p> <p>This policy directs small scale employment opportunities within existing settlement boundaries including close to sustainable transport links (rail). Potential environmental effects arising from employment development include emissions to air (transport/ buildings), increased demand for water resources, and a growth in recreational pressures.</p> <p>Enhancing the harbours at Tenby, Saundersfoot, Solva and Porthgain has the potential to have significant effects on Carmarthen Bay and Estuaries SAC, Carmarthen Bay SPA and Pembrokeshire Marine SAC.</p>	<p>?</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>Policy 31 - Protection of Employment Sites and Buildings</p> <p>Permission to redevelop, or use, business, general industrial, storage or distribution sites or buildings for other purposes will only be permitted where:</p> <ul style="list-style-type: none"> a) the present use is inappropriate for the locality; or b) there is adequate alternative provision in the vicinity; or c) the potential for continued use of the site or premises has been shown to be unviable. <p>Where the loss of the employment site is justified a sequential approach to the site's redevelopment will be applied with a community use such as affordable housing provision being given priority where such a need exists.</p>	<p>4</p> <p>This policy focuses (re)development in existing industrial spaces/ urban areas and is unlikely to result in negative impacts on European sites.</p>	<p>X</p>
<p>Housing/Affordable Housing provision</p>		

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>Policy 32 - Housing (Strategy Policy)</p> <p>During the Local Development Plan period – end date 2021, land will be released for the provision of approximately 971 dwellings. This is in addition to land already with planning permission - 387.</p> <p>These dwellings will be distributed as follows:</p> <ul style="list-style-type: none"> a) Tenby Local Service and Tourism Centre - approximately 428 dwellings (land already with planning permission 86 dwellings) b) Newport, St Davids, Saundersfoot and Crymych Local Centres -approximately 210 dwellings (land already with planning permission - 109 dwellings) c) Rural Centres and Countryside - approximately 333 dwellings (land already with planning permission 192 dwellings) <p>A windfall contribution of 250 dwellings is also expected.</p> <p>To deliver affordable housing the National Park Authority will as part of the overall housing provision:</p> <ul style="list-style-type: none"> a) Seek to negotiate 50% affordable housing to meet the identified need in developments of 2 or more units in housing developments in all Centres identified in the plan area with the following exceptions where a higher percentage will be negotiated: Tenby (60%), Newport (70%), Saundersfoot (60%), Crymych (100%), Dale (80%), Dinas Cross (75%) and New Hedges (60%). b) Allow the exceptional release of land within or adjoining Centres for affordable housing to meet an identified local need. c) Where an affordable housing need has been identified prioritise affordable housing 	<p>8</p> <p>This policy directs development within existing settlements. Potential environmental effects arising from development include emissions to air (transport/ buildings), increased demand for water resources, and a growth in recreational pressures.</p> <p>The potential for indirect effects on European sites is greatest where the concentration/ density of development is high and/ or there is a connection to the European site: either directly (e.g. easily accessible) or indirectly (e.g. fluvial/ hydrological connections).</p> <p>In relation to the allocations proposed the potential for effect is most significant in relation to Tenby (Camarthen Bay & Estuaries SAC, Cardigan Bay SPA and Limestone Coast of SE Wales SAC).</p> <p>Some potential for negative effects</p>	<p>?</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>provision in countryside locations through filling in gaps or rounding off or through conversion. 50% affordable housing to meet an identified need in developments of 2 or more residential units will be sought.</p> <p>d) Seek a commuted sum to help with the delivery of affordable housing on housing developments below the threshold of 2 units.</p> <p>When considering a new use for a redundant community facility an employment use or affordable housing will be prioritised. When considering a new use for an employment use a community use such as affordable housing provision will be given priority. 50% affordable housing to meet an identified need in developments 2 or more residential units will be sought.</p> <p>The Authority will require a minimum density of 30 dwellings per hectare on housing development in the Centres where this is compatible with the character of the Centres. Housing development In countryside locations as permitted under Policy 6 will need to be compatible with the existing character of the area.</p>	<p>upon NW Pembrokeshire Commons SAC, St David's SAC and Ramsey and St David's Peninsula Coast SPA from allocations at St David's.</p> <p>Some potential for negative effects upon Pembrokeshire Bat Sites and Bosherton Lakes SAC from allocations at Newport.</p>	
<p>Policy 33 – Affordable Housing (Strategy Policy)</p> <p>To deliver affordable housing the National Park Authority will as part of the overall housing provision:</p> <p>Seek to negotiate 50% affordable housing to meet the identified need in developments of 2 or more units in housing developments in all Centres identified in the plan area with the following exceptions where a higher percentage will be negotiated: Tenby (60%), Newport (70%), Saundersfoot (60%), Crymych (100%), Dale (80%), Dinas Cross (75%) and New Hedges (60%).</p>	<p>1</p> <p>Policy sets level of affordable housing and will therefore itself not lead to development.</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>Allow the exceptional release of land within or adjoining Centres for affordable housing to meet an identified local need.</p> <p>Where an affordable housing need has been identified prioritise affordable housing provision in countryside locations through filling in gaps or rounding off or through conversion. 50% affordable housing to meet an identified need in developments of 2 or more residential units will be sought.</p> <p>Seek a commuted sum to help with the delivery of affordable housing on housing developments below the threshold of 2 units (i.e. on proposals for single residential units).</p> <p>When considering a new use for a redundant community facility an employment use or affordable housing will be prioritised. When considering a new use for an employment use a community use such as affordable housing provision will be given priority. 50% affordable housing to meet an identified need in developments 2 or more residential units will be sought.</p> <p>Where it can be proven that a proposal is unable to deliver (i.e. the proposal would not be financially viable) in terms of the policy requirements of the Plan (i.e. for affordable housing provision, sustainable design standards expected and community infrastructure provision) priority will be given to the delivery of affordable housing in any further negotiations.</p>		
<p>Policy 34 - Gypsy Sites</p> <p>The use of land for the siting of residential caravans occupied by gypsies and other</p>	<p>2</p> <p>This policy makes provision for gypsy</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>travelling people will be permitted where:</p> <ul style="list-style-type: none"> a) evidence of need to locate in the area has been identified; and b) the site is well located to serve the needs of gypsy and travellers including the need to access local services; and c) the site has good access to a public road which is safe and direct; and d) the site is flat and suitable for the development and on site services facilities can be adequately provided; and e) the standard of design and layout is acceptable; and f) amenity issues for both residents on the site and neighbouring properties are adequately addressed; and g) the proposal does not cause significant visual intrusion, is sensitively sited in the landscape and satisfactory landscaping is provided; and h) there is no adverse affect on Natura 2000 sites. 	<p>sites in accordance with standard planning provisions. The potential for negative effects is unlikely but remains dependant on the scale and location of the site.</p>	
<p>Policy 35 - Low Impact Development Making a Positive Contribution</p> <p>Low impact development that makes a positive contribution will only be permitted where:</p> <ul style="list-style-type: none"> a) the proposal will make a positive environmental, social and/or economic contribution with public benefit; and b) all activities and structures on site have low impact in terms of the environment and use of resources; and c) opportunities to reuse buildings which are available in the proposal's area of operation have been investigated and shown to be impracticable; and d) the development is well integrated into the landscape and does not have adverse 	<p>2/3</p> <p>This policy supports small scale development that has a low environmental footprint. Developments of this nature and scale are unlikely to negatively impact European sites. Individual development in close proximity to designated sites may require assessment on a case by case basis.</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
visual effects; and e) the proposal requires a countryside location and is tied directly to the land on which it is located, and involves agriculture, forestry or horticulture; and f) the proposal will provide sufficient livelihood for and substantially meet the needs of residents on the site; and g) the number of adult residents should be directly related to the functional requirements of the enterprise; and h) in the event of the development involving members of more than one family, the proposal will be managed and controlled by a trust, co-operative or other similar mechanism in which the occupiers have an interest.		
Retail, Transport, Community facilities		
36 - Community Facilities & Infrastructure Requirements (Strategy Policy) The provision and protection of community facilities will be achieved as follows: a) With new and extended facilities these will be permitted where they are well located to meet the community's needs and they are convenient to public transport, shops and other services where this is required to serve the needs of the user. b) Development which would adversely affect the operation of a community facility, or results in its loss will not be permitted except where a suitable replacement or enhanced facility is to be made available or where it can be shown the facility is no longer required or is not commercially viable. A sequential approach to new uses will be used with a preference for reuse for affordable housing or employment uses where there is a proven need and a scarcity of land to provide for such needs. c) Planning permission will be granted for proposals that have made suitable	2/4 This policy seeks to provide facilities within communities where they are easily accessible (this may include rural locations). The scale and location of community facilities is unlikely to result in impacts that will affect European sites.	X

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>arrangements for the improvement or provision of infrastructure, services and community facilities made necessary by the development. Arrangements for provision or improvement to the required standard will be secured by planning conditions attached to a planning permission or in some case planning obligations. The Authority will seek to obtain benefits to contribute to dealing with the most acute areas of need for National Park communities.</p>		
<p>Policy 37 - Retail in the National Park (Strategy Policy)</p> <p>The retail hierarchy is as follows:</p> <ul style="list-style-type: none"> a) Tenby Town Centre b) Newport, St David's and Saundersfoot District Centres c) Other smaller retail centres <p>All new retail development should be consistent in scale with the size and character of the Centre and its role in the hierarchy. Specific areas within Tenby will be identified where non retail uses will not be allowed to dominate. The amenity of neighbouring properties will be an important consideration where A3 uses are proposed.</p> <p>Town and District Centre boundaries will help focus investment in the centre, and maintain the townscape.</p>	<p>1</p> <p>The policy outlines the retail hierarchy and is unlikely to have significant effects on European sites.</p>	<p>X</p>
<p>Policy 38 - Town and District Shopping Centres</p> <p>Within the town shopping centre of Tenby, and the district shopping centres of Saundersfoot, St Davids and Newport, and other smaller shopping centres changes of</p>	<p>4</p> <p>This policy concentrates development in existing urban areas, steering it</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>use, redevelopment or development of new buildings will be permitted where:</p> <ul style="list-style-type: none"> a) if in a town or district shopping centre the proposal falls within Class A1, A2, A3, B1, C1, D1 or D2 of the use classes order or is a sui generis use normally found in such shopping centres; b) if in a smaller centre the proposal is for retail and commercial uses (A1, A2 and A3 uses) and community facilities; and c) if it is located within a primary frontage the proposal would not create a concentration of non-retail uses; and d) the scale, siting and design is appropriate and would contribute to the character and appearance of the area; and e) Proposals for A3 uses would not cause unacceptable disturbance to the occupiers of nearby property or adversely affect amenity. 	away from European sites.	
<p>Policy 39 - Garden Centres</p> <p>Garden centres will only be permitted where:</p> <ul style="list-style-type: none"> a) the proposal is located within or adjacent to a Centre; and b) the proposal would not undermine the vitality and viability of retail facilities in any nearby Centre; and c) the scale and nature of any buildings proposed for retail use and the size, design, materials and siting of any new building or extension blend with existing building(s). 	<p>2/4</p> <p>This policy on Garden Centres seeks to locate development in close proximity to existing (developed) centres and is unlikely to lead to negative effects upon European sites.</p>	X
<p>Policy 40 - Sustainable Transport</p> <p>To ensure that during the Local Development Plan period land use planning opportunities</p>	<p>1/2</p> <p>The policy for Sustainable Transport is</p>	X

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>are taken to improve and promote accessibility and reduce the need to travel by car by:</p> <ul style="list-style-type: none"> a) Permitting proposals that assist in delivering improved traffic and parking management. b) Permitting facilities to improve public transport by helping to link between travel modes or providing facilities for passenger. c) Ensuring new development is well designed by providing appropriate access for vehicles, cyclists and pedestrians. d) Not permitting proposals that cause significant concerns about potential transport impacts which cannot be satisfactorily mitigated. 	<p>focused on reducing car based travel and has the potential for indirect benefits for European site integrity through reductions in emissions/ air pollutants. The policy also prevents development where impacts arising cannot be mitigated.</p>	
<p>Policy 41 - Impacts of traffic</p> <p>Development will only be permitted where appropriate access can be achieved. Instances where access will be considered to be inappropriate are:</p> <ul style="list-style-type: none"> a) traffic is likely to be generated in congested areas or at times of peak traffic flows; or b) traffic is likely to be generated at inappropriate times such as late at night in residential areas; or c) where there are concerns over road safety; d) where there are concerns over environmental damage. 	<p>1/2</p> <p>This policy seeks to reduce the impacts of traffic arising from development and explicitly addresses the need to avoid environmental damage. Potential indirect benefits to European sites.</p>	<p>X</p>
<p>Policy 42 - Cycleways</p> <p>New cycleways will be permitted where they:</p>	<p>1/2</p> <p>The provisions of this policy on Cycleways are unlikely to lead to</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<ul style="list-style-type: none"> a) have as little adverse environmental impact as feasible, and where necessary incorporate mitigation measures; and b) fulfil a strategic or local need (for instance forming part of or a link to the National Cycle Network); or c) contribute to road safety improvements (separation of cycle traffic from motor vehicles for example); or d) provide improved opportunities for sustainable travel (particularly within or between the main Centres and large Centres of the County and also to and from major tourist attractions); or e) reduce traffic congestion in an historic Centre, at a rural/coastal attraction, or at schools and along well used routes to and from them. 	significant negative effects on European Sites.	
<p>Policy 43 - Powerlines and Pipelines</p> <p>Cables or pipelines and associated development will be permitted where the least obtrusive and damaging location, route or means of provision is chosen without damage to the National Park's special qualities.</p>	<p>2</p> <p>This policy allows for cable and pipeline development within the National Park where it is required. The potential effects of powerlines and pipeline development on European sites would be considered when site specific proposals are available.</p>	X
<p>Policy 44 - Telecommunications</p> <p>Telecommunications development will be permitted provided that:</p> <ul style="list-style-type: none"> a) the development is part of a planned system of provision; and 	<p>2</p> <p>This policy allows for telecommunications development in accordance with specific criteria and</p>	X

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>b) taking account of opportunities afforded by the shared use of existing masts, antenna or other structures, the least obtrusive or damaging, technically-feasible structure and location can be secured.</p> <p>Where developments would be visually prominent evidence must be provided to show that alternative locations have been investigated and are impractical. Such proposals will be rigorously examined with regard to siting and design and will be permitted only where there are no unacceptably adverse effects on the special qualities of the National Park. In particular, developments that would reduce the value of Natura 2000 sites will not be permitted.</p>	<p>includes policy mitigation to protect the special qualities of the National Park.</p> <p>The policy ensures that telecommunications development will not be permitted if it reduces the value of Natura 2000 sites.</p>	
Park's Special qualities		
<p>Policy 45 - Special Qualities (Strategy Policy)</p> <p>The special qualities of the Pembrokeshire Coast National Park will be protected and enhanced.</p> <p>The priorities will be to ensure that:</p> <p>a) The sense of remoteness and tranquility is not lost and is wherever possible improved. b) The identity and character of towns and villages is not lost through coalescence and ribboning of development or through the poor design and layout of development. The identification of Green Wedges will assist in achieving this priority. c) The pattern and diversity of the landscape is protected and enhanced. d) The historic environment is protected and where possible enhanced e) Development restores or wherever possible enhances the National Park's ecosystems.</p>	<p>6/7</p> <p>This policy on 'Special Qualities' addresses biodiversity protection and the need for the protection of ecosystems. Potential for positive effects at Natura 2000 locations.</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>The protection of links between sites or the creation of links where sites have become isolated is of particular importance.</p> <p>f) Development which would damage or destroy Geological Conservation Review sites or any other important geological resource, including any resource created through quarry activity is not permitted.</p> <p>g) Local biodiversity action plan species and habitats are protected for their amenity, landscape and biodiversity.</p> <p>h) The Welsh language remains an important component in the social, cultural and economic life of many communities in the Park.</p> <p>i) Development of the undeveloped coast is avoided and sites within stretches of the developed coast are protected for uses that need a coastal location.</p>		
<p>Policy 46 - Light Pollution</p> <p>An application for development that includes a lighting scheme will not be permitted unless the lighting proposed relates to its purpose and where there is not a significant adverse affect on the character of the area, local residents, vehicle users, pedestrians and the visibility of the night sky.</p>	<p>2/7</p> <p>This policy seeks to reduce light pollution. The potential effects of development that includes a lighting scheme would need to be considered when site specific proposals are available. The supporting text identifies the possibility that light pollution could affect the integrity of Natura 2000 sites.</p>	<p>X</p>
<p>Policy 47 - Local Sites of Nature Conservation or Geological Interest</p> <p>Development that would be liable to significantly harm the nature conservation value of</p>	<p>6</p> <p>This policy seeks to protect biodiversity</p>	<p>X</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
a Local Nature Reserve or other site of local nature conservation interest, or the main features of interest within a Regionally Important Geological and Geomorphological Site, will only be permitted if the importance of the development outweighs the local value of the site and mitigation, minimisation or off setting has been investigated.	interests. Protection of European sites is not made explicit	
Policy 48 - Protection of Biodiversity Development that would disturb or otherwise harm protected species or their habitats or the integrity of other habitats, sites or features of importance to wildlife and individual species will only be permitted where the effects will be acceptably minimised or mitigated through careful design, work scheduling or other measures.	6 This policy provides protection for protected species and habitats - though protection of European sites is not made explicit.	X
Policy 49 - Welsh Language Development of a nature, type or scale that is likely to prejudice the interests of the Welsh language within the community will not be permitted.	1 This policy will not lead to development or have an effect on European sites.	X
Policy 50 - Protection of Buildings of Local Importance Development affecting buildings which make an important contribution to the character and interest of the local area will be permitted where the distinctive appearance, architectural integrity or their settings would not be significantly adversely affected.	7 This policy is focused on protecting the built environment and implementation is unlikely to lead to negative effects on European Sites. Development of historic buildings should take account of Bat roosts.	X

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
<p>Policy 51 - Conservation of the Pembrokeshire Coast National Park</p> <p>Development and land use changes will not be permitted where these would adversely affect the qualities and special character of the Pembrokeshire Coast National Park by:</p> <ul style="list-style-type: none"> a) causing significant visual intrusion; and/or, b) being insensitively and unsympathetically sited within the landscape; and/or c) introducing or intensifying a use which is incompatible with its location; and/or d) failing to harmonise with, or enhance the landform and landscape character of the National Park; and/o e) losing or failing to incorporate important traditional features. 	<p>7</p> <p>This policy seeks to regulate land use and development in line with the special qualities of the National Park, and is unlikely to lead to negative effects on European Sites</p>	<p>X</p>
<p>Policy 52 - Shore Based Facilities</p> <p>Development of shore based facilities including those linked to proposals below mean low water, will be permitted within the developed areas of the coast where compatible with adjacent uses.</p> <p>Marina developments are not considered appropriate on the sensitive coast of the National Park.</p>	<p>2</p> <p>This policy allows for development in the intertidal zone (in relation to existing developed areas). The location of development is unknown; therefore the potential for significant effects would need to be addressed with site specific proposals.</p>	<p>X</p>
<p>Policy 53 - Porthgain, Saundersfoot, Solva and Tenby Harbours</p> <p>Development within the identified harbour areas as shown on the Proposals Map, will be permitted provided that:</p>	<p>8</p> <p>This policy seeks to support small working harbours. Harbour maintenance and development has</p>	<p>?</p>

Policy References: Plan/ Proposal	Potential effects (Criteria 1-9, see key) Rationale/ Comments	Likely Significant Effect (LSE) No X Yes ✓ Uncertain ?
a) it sustains working harbour activities; and b) it conserves or enhances the existing character of the harbour.	the potential to lead to impacts (sedimentation, pollution incidents) that may have significant effect on Carmarthen Bay and Estuaries SAC, Carmarthen Bay SPA and Pembrokeshire Marine SAC.	