

## Appendix 4: Site Allocations Policy Screening

The screening undertaken in Tables 1 and 2 considers the potential for the individual allocations proposed in Deposit Plan Policies 30 and 32 to have significant effects on N2K sites. A variety of information sources were used to carry out the screening in the tables below including information from the N2K site characterisations and the Potential Site Analysis Reports prepared by PCNPA to assess candidate site allocations for the LDP. This allocation screening represents one part of a wider process, the findings of this will be taken forward into the significant effects screening to establish possible in-combination effects that may occur on the identified N2K sites. The screening below has taken a precautionary approach when identifying possible N2K sites at risk, as recommended by Government and good practice guidance.

Key:

HA - Housing

EA - Employment

MA - Mixed Use

**Table 1: Employment and Mixed Use Allocations Screening**

Policy 30 Employment Sites & Live/Work Units						
Location	Proposals Map ID	Area Hectare	Residential Units	Potential Effects Arising	Potential Effects from Specific Allocation	Possible N2K Sites at Risk
Tenby	EA751	0.75	0	Increased Urbanisation  Increased Recreation  Increased Atmospheric Pollution	The site is allocated for small scale employment development and situated within 500m of Carmarthen Bay and Estuaries SAC. The most likely impact to arise from this allocation is an increase in air pollution through increased car use. However, given the size of the site it is likely that any increase would be minimal and therefore no significant effects are expected as a result of this allocation.	None
Tenby	MA706	0.01	4		Given the scale of proposed development and location	None

				Pressure on Water Resources	of the site - situated within Tenby Centre - it is unlikely that there will be any significant effects arising as a result of this allocation.	
				Decline in Water Quality		
Tenby	MA707	0.49	74		<p>This site is within 500m of Carmarthen Bay &amp; Estuaries SAC and is allocated for a mixed use development, which will include approximately 74 residential units.</p> <p>There is the potential for increased recreational pressure on the Large Shallow Inlet and Bays and Intertidal Mudflats and Sandflats of Carmarthenshire Bay &amp; Estuaries SAC. However, the increase would be minimal and is unlikely to have significant effects on these designations as they are not vulnerable to recreational pressure.</p> <p>Carmarthen Bay SPA is 1-1.2km offshore and is designated for the Common Scoter. Increased recreational use of boats has the potential to cause disturbance to the feeding areas of the Common Scoter. One of the conservation objectives for the Common Scoter is that "they are allowed to inhabit their feeding grounds and resting areas with minimum disturbance and no disturbance on their moulting ground at Cefn Sidan, and may move unhindered between them<sup>1</sup>". Any increase in water based recreation within the Common Scoter's feeding grounds has the potential to have significant effects on Carmarthen Bay SPA.</p> <p>Dwr Cymru's (29/11/07) response to the site allocations consultation states that there are possible "issues with treatment works, but as this is a brownfield site there may be potential to allow development to proceed.</p>	<ul style="list-style-type: none"> <li>■ Carmarthen Bay &amp; Estuaries SAC</li> <li>■ Carmarthen Bay SPA</li> </ul>

<sup>1</sup> CCW (2005) Carmarthen Bay and Estuaries European Marine Site. Regulation 33 draft advice. Available online: <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/reg-33-plans.aspx>

					<p>Study needed to ascertain whether treatment works and network can cater for proposed development to be funded by developer".</p> <p>EAW expressed concerns about the large amount of development proposed for Tenby and the implications for infrastructure, such as sewer system capacity/ flows. A study is to be carried out in relation to treatment works, upgrading and impact assessment in regard to this site.</p> <p>Potential effects:</p> <ul style="list-style-type: none"> <li>■ <b>Increased Disturbance</b> - disturbance to Common Scoter on their feeding grounds.</li> <li>■ <b>Reduced Water Quality</b> - Sewerage capacity/ flow.</li> </ul>	
Tenby	MA710	0.09	5		<p>The site is within 500m of Carmarthen Bay and Estuaries SAC. Given the size of the allocation and location of the site - situated within Tenby Centre - it is unlikely that there will be any significant effects arising as a result of this allocation.</p>	None
Newport	MA232	0.79	6		<p>This site is approximately 850m away from Felin Llwyn-gwair SSSI, which is a Greater Horseshoe Bat maternity and roost site which forms part of the Pembrokeshire Bat Sites and Bosherton Lakes SAC. Potential effects of this allocation on the Greater Horseshoe Bats include increased disturbance, especially during construction, which can cause an increase in noise, air and light pollution.</p> <p>The Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan<sup>2</sup> indicates that within 1km of roosts it</p>	<ul style="list-style-type: none"> <li>■ Pembrokeshire Bat Sites and Bosherton Lakes SAC</li> </ul>

<sup>2</sup> CCW (2008) Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan. Available online: <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/north-to-rhos-sac-list/pembs-bat-sites-and-bosherton.aspx>

					<p>is vital to retain wooded areas and vegetation cover (including scrub), and habitat links i.e. woodland, tree lines, hedgerows and even limited sections of walls and fences. It is unlikely that development at this site will remove any key foraging habitat; this cannot be said however, with any certainty.</p> <p>Potential effects:</p> <ul style="list-style-type: none"> <li>■ <b>Increased Disturbance</b></li> <li>■ <b>Loss of foraging habitat</b></li> </ul>	
Saundersfoot	MA777	0.30	37		<p>The site is within 500m of Carmarthen Bay and Estuaries SAC and Carmarthen Bay SPA. Given the size of the allocation and location of the site - in Saundersfoot centre - it is unlikely that there will be any significant effects arising as a result of this allocation.</p>	None
St David's	EA748	0.93	0		<p>The site is within 500m of North West Pembrokeshire Commons SAC, which is vulnerable to air pollution and changes in water quality and the hydrological regime. As a result of this allocation there will most likely be an increase in air pollution due to increased use of vehicles. However, given the size of the site it is likely that any increase would be minimal and therefore no significant effects are expected as a result of this allocation.</p> <p>EAW (08/01/08) in response to consultation on this site identified that there are no flooding or sewer problems in relation to this site. Dwr Cymru's (21/07/08) response to the site allocations consultation states that, "based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan".</p>	None
St David's	MA746	0.74	5		<p>The site is within 650m of North West Pembrokeshire</p>	None

					<p>Commons SAC, which is vulnerable to air pollution and changes in water quality and quantity. As a result of this allocation there will most likely be an increase in air pollution due to increased use of vehicles. However, given the size of the site it is likely that any increase would be minimal and therefore no significant effects are expected as a result of this allocation.</p> <p>EAW (08/01/08) in response to consultation on this site identified that there are no flooding or sewer problems in relation to this site. However, Dwr Cymru's (29/11/07) response identifies that "there are are issues regarding capacity at the treatment works. No improvements are planned in the current investment programme up to 2010. It may be included in the following programme up to 2015. There has been a flooding incident near the site. A study is needed to ascertain causes and whether development here would exacerbate it".</p> <p>Given the size and location of the site, it is extremely unlikely that this allocation alone will have significant effects on any Natura 2000 sites.</p>	
Broad Haven	MA776	1.82	20		<p>The site is within 500m of Pembrokeshire Marine SAC, however, given the size of the allocation and location of the site - to the east of Broad Haven away from the shore - it is unlikely that this allocation alone will have significant effects on European sites.</p>	None
<b>Total</b>		<b>5.93</b>	<b>151</b>			
<p><b>Summary:</b></p> <p>The screening of employment and mixed use allocations identified three N2K sites at risk from individual allocations:</p> <ul style="list-style-type: none"> <li>■ <b>Carmarthen Bay and Estuaries SAC</b> is at risk from allocation MA707 in Tenby as there is the potential for reduced water quality.</li> </ul>						

- **Pembrokeshire Bats and Bosherton Lakes SAC** is at risk from allocation MA232 in Newport as there is the potential for increased disturbance and the loss of foraging habitat for the Greater Horseshoe Bat.
- **Carmarthen Bay SPA** is at risk from allocation MA707 in Tenby as there is the potential for increased levels of recreation and therefore disturbance to the Common Scoter on their feeding grounds.

**Table 2: Housing Allocations Screening**

<b>Policy 32 Housing</b>						
<b>Location</b>	<b>Proposals Map ID</b>	<b>Area Hectare</b>	<b>Residential Units</b>	<b>Potential Effects Arising</b>	<b>Potential Effects from Specific Allocation</b>	<b>Possible N2K Sites at Risk</b>
Tenby	HA377	6.35	168	<p>Increased Urbanisation</p> <p>Increased Recreation</p> <p>Increased Atmospheric Pollution</p> <p>Pressure on Water Resources</p> <p>Decline in Water Quality</p>	<p>The site is within 500m of Carmarthen Bay and Estuaries SAC. There is the potential for increased recreational pressure on the Large Shallow Inlet and Bays and Intertidal Mudflats and Sandflats of Carmarthen Bay &amp; Estuaries SAC. However, this is not likely to have significant effects on these designations as they are not considered to be vulnerable to recreational pressure.</p> <p>Carmarthen Bay SPA is 1-1.2km offshore and is designated for the Common Scoter. Increased recreational use of boats has the potential to cause disturbance to the Common Scoter on their feeding grounds. One of the conservation objectives for the Common Scoter is that "they are allowed to inhabit their feeding grounds and resting areas with minimum disturbance and no disturbance on their moulting ground at Cefn Sidan, and may move unhindered between them<sup>3</sup>". Any increase in water based recreation within the Common Scoter's feeding grounds has the potential to have significant effects on Carmarthen Bay SPA.</p> <p>This allocation is unlikely to have a significant effect on abstraction levels as the Cleddau and Pembrokeshire</p>	<ul style="list-style-type: none"> <li>■ Carmarthen Bay &amp; Estuaries SAC</li> <li>■ Carmarthen Bay SPA</li> <li>■ Pembrokeshire Bats &amp; Bosherton Lakes SAC</li> </ul>

<sup>3</sup> CCW (2005) Carmarthen Bay and Estuaries European Marine Site. Regulation 33 draft advice. Available online: <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/reg-33-plans.aspx>

<sup>4</sup> CCW (2008) Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan. Available online: <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/north-to-rhos-sac-list/pembs-bat-sites-and-bosherton.aspx>

					<p>Coastal Rivers CAMS (Updated 2007) identified as having 'water available' for abstraction. Dwr Cymru's (21/07/08) response to the site allocations consultation states that, "based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan".</p> <p>EAW expressed concerns about the large amount of development proposed for Tenby and the implications for infrastructure, such as sewer system capacity/ flows. A study is to be carried out in relation to treatment works, upgrading and impact assessment in regard to this site. Changes in water quality are unlikely to have significant effects on Carmarthen Bay &amp; Estuaries SAC and Carmarthen Bay SPA as they are both large sites and Carmarthen Bay is assessed by the EA under the WFD as being 'probably not at risk' from diffuse source pollution and point source pollution (<a href="#">Available online</a>).</p> <p>This site is less than 1km away from Beech Cottage Waterwynch SSSI, which is a Lesser 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 include increased disturbance, especially during construction, which can cause an increase in noise, fumes and lights. There is also the potential for increased levels of traffic along the A478.</p> <p>The Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan<sup>4</sup> indicates that within 1km of roosts it is vital to retain wooded areas and vegetation cover (including scrub), and habitat links i.e. woodland, tree lines, hedgerows and even limited sections of walls and fences.</p>	
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				Potential effects: <ul style="list-style-type: none"> <li>■ <b>Increased Disturbance</b> - disturbance to the Lesser Horseshoe Bat and to the Common Scoter on their feeding grounds.</li> <li>■ <b>Reduced Water Quality</b> - Sewerage capacity/ flow.</li> <li>■ <b>Loss of Foraging Habitat</b> - Lesser Horseshoe Bat</li> </ul>	
Tenby	HA723	0.17	10	<p>The site is within 500m of Carmarthen Bay and Estuaries SAC. Given the size of the allocation and location of the site - situated within Tenby Centre - it is unlikely that there will be any significant effects arising as a result of this allocation.</p> <p>Dwr Cymru's (29/11/07) has no objections to the site and states that it is "possible to increase the number of units".</p>	None
Tenby	HA724	0.94	50	<p>Site is within 500m of Carmarthen Bay and Estuaries SAC. There is the potential for increased recreational pressure on the Large Shallow Inlet and Bays and Intertidal Mudflats and Sandflats of Carmarthen Bay &amp; Estuaries SAC. However, this is unlikely to have significant effects on these designations as they are not vulnerable to recreational pressure.</p> <p>Carmarthen Bay SPA is 1-1.2km offshore and is designated for the Common Scoter. Increased recreational use of boats has the potential to cause disturbance to the Common Scooter on their feeding grounds.</p> <p>EAW expressed concerns about the large amount of development proposed for Tenby and the implications for infrastructure, such as sewer system capacity/ flows. A study is to be carried out in relation to treatment works, upgrading and impact assessment in regard to this site. Development is unlikely to have significant</p>	<ul style="list-style-type: none"> <li>■ Carmarthen Bay &amp; Estuaries SAC</li> <li>■ Carmarthen Bay SPA</li> </ul>

				<p>effects on water quality in Carmarthen Bay &amp; Estuaries SAC and Carmarthen Bay SPA as they are both large sites and Carmarthen Bay is assessed by the EA under the WFD as being 'probably not at risk' from diffuse source pollution and point source pollution (<a href="#">Available online</a>).</p> <p>Dwr Cymru (29/11/07) had "no objection for 27 units or up to 10% more. Reconsultation needed if proposed units exceed this number". The allocation now exceeds this number so potential effects on sewerage capacity/ flow are unknown.</p> <p>Potential effects:</p> <ul style="list-style-type: none"> <li>■ <b>Increased Disturbance</b> - disturbance to the Common Scoter's feeding grounds.</li> <li>■ <b>Reduced Water Quality</b> - Sewerage capacity/ flow.</li> </ul>	
Tenby	HA727	1.14	25	<p>Given the size of the allocation and location of the site - situated north west of Tenby - it is unlikely that there will be any significant effects arising as a result of this allocation.</p> <p>Dwr Cymru's (21/07/08) response to the site allocations consultation states that, "no problems are envisaged with the public sewerage system for foul discharge from this development".</p>	None
Tenby	HA752	0.94	80	<p>The site is within 500m of Carmarthen Bay &amp; Estuaries SAC. There is the potential for increased recreational pressure on the Large Shallow Inlet and Bays and Intertidal Mudflats and Sandflats of Carmarthenshire Bay &amp; Estuaries SAC. However this is unlikely to have significant effects on these designations as they are not vulnerable to recreational pressure.</p>	<ul style="list-style-type: none"> <li>■ Carmarthenshire Bay &amp; Estuaries SAC</li> <li>■ Carmarthen Bay SPA</li> <li>■ Pembrokeshire Bats &amp; Bosherton Lakes SAC</li> </ul>

					<p>Carmarthen Bay SPA is 1-1.2km offshore and is designated for the Common Scoter. Increased recreational use of boats has the potential to cause disturbance to Common Scoter on their feeding grounds. One of the conservation objectives for the Common Scoter is that "they are allowed to inhabit their feeding grounds and resting areas with minimum disturbance and no disturbance on their moulting ground at Cefn Sidan, and may move unhindered between them<sup>5</sup>". Any increase in water based recreation within the Common Scoter's feeding grounds has the potential to have significant effects on Carmarthen Bay SPA.</p> <p>EAW expressed concerns about the large amount of development proposed for Tenby and the implications for infrastructure, such as sewer system capacity/ flows. A study is to be carried out in relation to treatment works, upgrading and impact assessment in regard to this site. Development is unlikely to have significant effects on water quality in Carmarthen Bay &amp; Estuaries SAC and Carmarthen Bay SPA as they are both large sites and Carmarthen Bay is assessed by the EA under the WFD as being 'probably not at risk' from diffuse source pollution and point source pollution (<a href="#">Available online</a>).</p> <p>This site is approximately 1km away from Beech Cottage Waterwynch SSSI, which is a Lesser 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 include increased disturbance,</p>	
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<sup>5</sup> CCW (2005) Carmarthen Bay and Estuaries European Marine Site. Regulation 33 draft advice. Available online: <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/reg-33-plans.aspx>

					<p>especially during construction, which can cause an increase in noise, fumes and lights. There is also the potential for increased levels of traffic along the A478.</p> <p>The Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan<sup>6</sup> indicates that within 1km of roosts it is vital to retain wooded areas and vegetation cover (including scrub), and habitat links i.e. woodland, tree lines, hedgerows and even limited sections of walls and fences.</p> <p>Potential effects:</p> <ul style="list-style-type: none"> <li>■ <b>Increased Disturbance</b> - disturbance to the Lesser Horseshoe Bat and to the Common Scoter on their feeding grounds.</li> <li>■ <b>Reduced Water Quality</b> - Sewerage capacity/ flow.</li> <li>■ <b>Loss of Foraging Habitat</b> - Lesser Horseshoe Bat</li> </ul>	
Tenby	HA760	0.33	12		<p>This site is approximately 1km away from Beech Cottage Waterwynch SSSI, which is a Lesser 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 include increased disturbance, especially during construction, which can cause an increase in noise, fumes and lights. There is also the potential for increased levels of traffic along the A478.</p> <p>The Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan<sup>7</sup> indicates that within 1km of roosts it is vital to retain wooded areas and vegetation cover</p>	<ul style="list-style-type: none"> <li>■ Pembrokeshire Bats &amp; Bosherton Lakes SAC</li> </ul>

<sup>6</sup> CCW (2008) Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan. Available online: <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/north-to-rhos-sac-list/pembs-bat-sites-and-bosherton.aspx>

<sup>7</sup> CCW (2008) Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan. Available online: <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/north-to-rhos-sac-list/pembs-bat-sites-and-bosherton.aspx>

					(including scrub), and habitat links i.e. woodland, tree lines, hedgerows and even limited sections of walls and fences.  Potential effects: <ul style="list-style-type: none"> <li>■ <b>Increased Disturbance</b> - disturbance to the Lesser Horseshoe Bat and to the Common Scoter on their feeding grounds.</li> <li>■ <b>Loss of Foraging Habitat</b> - Lesser Horseshoe Bat</li> </ul>	
Crymych	HA750	0.37	15		Given the level of proposed development and location of the site - approximately 1.6 km from Preseli SAC - it is unlikely that there will be any significant effects arising as a result of this allocation.	None
Newport	HA220	0.57	10		Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.	None
Newport	HA609	0.12	5		Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.	None
Newport	HA825	0.82	12		This site is less than 1km away from Felin Llwyn-gwair SSSI, which is a Greater Horseshoe Bat maternity and roost site which forms part of the Pembrokeshire Bat Sites and Bosherton Lakes SAC. Potential effects of this allocation on the Greater Horseshoe Bats include increased disturbance, especially during construction, which can cause an increase in noise, fumes and lights.  The Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan <sup>8</sup> indicates that within 1km of roosts it	<ul style="list-style-type: none"> <li>■ Pembrokeshire Bat Sites and Bosherton Lakes SAC</li> </ul>

<sup>8</sup> CCW (2008) Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan. Available online: <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/north-to-rhos-sac-list/pembs-bat-sites-and-bosherton.aspx>

				<p>is vital to retain wooded areas and vegetation cover (including scrub), and habitat links i.e. woodland, tree lines, hedgerows and even limited sections of walls and fences. It is unlikely that development at this site will remove any key foraging habitat; this cannot be said however, with any certainty.</p> <p>Potential effects:</p> <ul style="list-style-type: none"> <li>■ <b>Increased Disturbance</b></li> <li>■ <b>Loss of Foraging Habitat</b></li> </ul>	
St David's	HA385	0.92	13	<p>Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.</p> <p>EAW's response to consultation on this site identified that there are no flooding/ sewer problems.</p>	None
St David's	HA737	3.80	90	<p>The site is less than 200m from North West Pembrokeshire Commons SAC. The potential effects from this allocation include increases in airborne pollutants (nitrous oxides from vehicle exhausts) and increased levels of unauthorised burning.</p> <p>There is also the potential for increased levels of recreation and therefore disturbance on the Vegetated Sea Cliffs (St David's SAC) and the Gannet (Ramsey and St David's Peninsula Coast SPA).</p> <p>Dwr Cymru's (29/11/07) response identifies that "there are issues regarding capacity at the treatment works. No improvements are planned in the current investment programme up to 2010. It may be included in the following programme up to 2015. There has been a flooding incident near the site. A study is needed to ascertain causes and whether development here would</p>	<ul style="list-style-type: none"> <li>■ North West Pembrokeshire Commons SAC</li> <li>■ St David's SAC</li> <li>■ Ramsey and St David's Peninsula Coast SPA</li> </ul>

				<p>exacerbate it". EAW (08/01/08) suggest in their response that there are "no flooding/ sewer problems".</p> <p>Potential effects:</p> <ul style="list-style-type: none"> <li>■ <b>Increase in Airborne Pollutants</b></li> <li>■ <b>Increased Unauthorised Burning</b></li> <li>■ <b>Increased Disturbance</b></li> </ul>	
St David's	HA789	0.56	10	<p>Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.</p> <p>Dwr Cymru's response (21/07/08) to the site allocations consultation identified that within the catchment "the public sewerage system is performing satisfactorily".</p>	None
Broad Haven	HA704	0.09	5	<p>Given the size of the allocation and location of the site - situated within Broad Haven - it is unlikely that there will be any significant effects arising as a result of this allocation. However, Dwr Cymru's response (29/11/2007) to the site allocations consultation had an "objection to developments in this catchment as pollution being caused on beach as there are problems with capacity of treatment works. Works programmed before 2010. High on DC and EA agenda but not known when improvements will be made. Looking at phased development after 2010".</p> <p>EA assessed South Pembrokeshire coastal waters as being 'probably at risk' from diffuse source pollution under the WFD (<a href="#">Available online</a>).</p> <p>Potential effects:</p> <ul style="list-style-type: none"> <li>■ <b>Reduced Water Quality</b> - Sewerage capacity/ flow.</li> </ul>	<ul style="list-style-type: none"> <li>■ Pembrokeshire Marine SAC</li> </ul>

Broad Haven	HA734	0.66	8		<p>Given the size of the allocation and location of the site - situated within Broad Haven - it is unlikely that there will be any significant effects arising as a result of this allocation. However, Dwr Cymru's response (29/11/2007) to the site allocations consultation had an "objection to developments in this catchment as pollution being caused on beach as there are problems with capacity of treatment works. Works programmed before 2010. High on DC and EA agenda but not known when improvements will be made. Looking at phased development after 2010".</p> <p>EA assessed South Pembrokeshire coastal waters as being 'probably at risk' from diffuse source pollution under the WFD (<a href="#">Available online</a>).</p> <p>Potential effects:</p> <ul style="list-style-type: none"> <li>■ <b>Reduced Water Quality</b> - Sewerage capacity/ flow.</li> </ul>	<ul style="list-style-type: none"> <li>■ Pembrokeshire Marine SAC</li> </ul>
Dale	HA382	0.55	12		<p>The site is less than 500m from Pembrokeshire Marine SAC, however, given the size of the allocation it is unlikely that there will be any significant effects arising as a result of this allocation.</p>	None
Dinas Cross	HA387	0.25	12		<p>Given the size of the allocation and location of Dinas Cross it is unlikely that there will be any significant effects arising as a result of this allocation.</p> <p>Dwr Cymru's response (29/11/2007) to the site allocations consultation state that there are restrictions at treatment works. They are looking at investment before 2010. "No development possible before 2010".</p>	None
Dinas Cross	HA749	0.09	6		<p>Given the size of the allocation and location of Dinas Cross it is unlikely that there will be any significant effects arising as a result of this allocation.</p>	None

					Dwr Cymru's response (29/11/2007) to the site allocations consultation state that there are restrictions at treatment works. They are looking at investment before 2010. "No development possible before 2010".	
Herbrandston	HA732	0.38	12		Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.	None
Jameston	HA436	0.32	7		The site is approximately 1km away from Pembrokeshire Marine SAC. Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.	None
Jameston	HA730	1.24	35		The site is approximately 1km away from Pembrokeshire Marine SAC. Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.	None
Jameston	HA821	0.36	5		The site is approximately 1km away from Pembrokeshire Marine SAC. Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.	None
Lawrenny	HA559	1.07	30		<p>The site is within 500m of Pembrokeshire Marine SAC to the north and south and 900m to the west. Potential effects arising from the allocation include increased recreation and increased levels of diffuse pollution. Dwr Cymru identified in a consultation response (29/11/07) to this site that there is no public drainage available.</p> <p>EAW's response (08/01/81) to consultation on this site identified that there are no flooding/ sewer problems.</p> <p>Potential effects:</p> <ul style="list-style-type: none"> <li>■ <b>Reduced Water Quality</b></li> </ul>	<ul style="list-style-type: none"> <li>■ Pembrokeshire Marine SAC</li> </ul>

					<p>■ <b>Increased Disturbance</b></p>	
Manorbier Station	HA848	0.64	19		The site is over 2 km away from the Limestone Coast of South West Wales SAC. Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.	None
Manorbier Station	HA895	0.31	15		The site is over 2 km away from the Limestone Coast of South West Wales SAC. Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.	None
New Hedges	HA813	1.42	30		The site is over 1 km away from Carmarthen Bay and Estuaries SAC and Carmarthen Bay SPA. Given the level of development proposed it is unlikely that there will be any significant effects arising as a result of this allocation.	None
Solva	HA384	1.65	18		<p>The site is within 500m of St David's SAC and Ramsey and St David's Peninsula Coast SPA. There is the potential for a very small increase in recreation at these sites, however, there is unlikely to be any significant effects.</p> <p>Dwr Cymru's response (29/11/07) to this site allocation is that they have "network objections relating to the pumping station. No improvements are planned in next investment programme. Availability of funding will not be known until late 2009. Study needed to look at feasibility of treatment works to understand impact".</p>	None
Solva	HA792	0.61	12		The site is within 500m of St David's SAC. There is the potential for a very small increase in recreation at these sites, however, there is unlikely to be any significant effects.	None

					Dwr Cymru's response (29/11/07) to this site allocation is that "parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any Regulatory improvements, developers may be required to fund the essential improvements".	
St Ishmael's	HA733	2.74	46		<p>The site is within 500m of Pembrokeshire Marine SAC. Pembrokeshire Marine SAC to the north, south and west. Potential effects arising from the allocation include increased recreation and an increase in diffuse pollution.</p> <p>Dwr Cymru's response (29/11/07) to consultation on this site states that a study is required due to the level of development proposed. "Lesser number may be acceptable". The number of units proposed has increased since consultation.</p> <p>EAW in response (08/01/81) to consultation on this site have a "concern about localised drainage problems".</p> <p>Potential effects:</p> <ul style="list-style-type: none"> <li>■ <b>Reduce Water Quality</b></li> <li>■ <b>Increased Disturbance</b></li> </ul>	<ul style="list-style-type: none"> <li>■ Pembrokeshire Marine SAC</li> </ul>
Trefin	HA738	0.61	15		<p>Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.</p> <p>EAW's response (08/01/81) to consultation on this site identified that there are no flooding/ sewer problems.</p>	None
		<b>30.03</b>	<b>787</b>			

Total					
<p><b>Summary:</b></p> <p>The screening of housing allocations identified five N2K sites at risk from individual allocations:</p> <ul style="list-style-type: none"> <li>■ <b>Carmarthen Bay and Estuaries SAC</b> is at risk from allocations HA377, HA724 and HA752 in Tenby as there is the potential for increased diffuse pollution.</li> <li>■ <b>North West Pembrokeshire Commons SAC</b> is at risk from allocation HA737 in St David's as there is the potential for increases in airborne pollutants and incidents of unauthorised burning on the dry heath.</li> <li>■ <b>Pembrokeshire Bats and Bosherton Lakes SAC</b> is at risk from allocation HA752 (Tenby), HA760 (Tenby) and HA825 (Newport) as there is the potential for increased disturbance and the loss of foraging habitat.</li> <li>■ <b>Pembrokeshire Marine SAC</b> is at risk from allocations HA704, HA734 (Broad Haven), HA559 (Lawrenny) and HA733 (St Ishmael's) as there is the potential for an increase in diffuse pollution and increased recreational pressure.</li> <li>■ <b>St David's SAC</b> is at risk from allocation HA737 in St David's as there is the potential for increased levels of recreation and therefore disturbance to the Vegetated Sea Cliffs.</li> <li>■ <b>Carmarthen Bay SPA</b> is at risk from allocations HA377, HA724 and HA752 in Tenby as there is the potential for increased levels of recreation and therefore disturbance to the Common Scoter on their feeding grounds.</li> <li>■ <b>Ramsey and St David's Peninsula Coast SPA</b> is at risk from allocation HA737 in St David's as there is the potential for increased disturbance to the Gannet.</li> </ul>					