3. Where we want to be – Vision and Objectives

Vision

3.1 The vision for the National Park below describes the land use elements of the National Park Management Plan Vision28. It:

- has a 15 year horizon
- is particular to this National Park
- takes account of the Welsh Assembly Government's agenda and policy and regional, partner and neighbouring authorities' strategies and plans.
- reflects national and international trends
- captures the essence of what people have told us in surveys and conferences29

3.2 The Local Development Plan and the Management Plan for the National Park have been prepared in tandem.

Local Development Plan Vision for the Pembrokeshire Coast National Park 2021

3.3 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.

3.4 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.

3.5 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.

3.6 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.

28National Park Management Plans are of national importance. National Park Management Plan objectives and policies therefore prevail over regional and local policy as it is delivered in National Parks. Indeed the imperatives of National Park purposes should be reflected in these other Plans, including the Local Development Plan – paragraph 4.45, page 26, National Park Management Plans Guidance, Welsh Assembly Government and the Countryside Council for Wales, 2007.

29See Background Paper Vision and Objectives October 2008 by the National Park Authority.
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.

Objectives

The objectives below set out how the Vision will be achieved to tackle the priority issues identified in Chapter 2. They are taken from the National Park Management Plan and refined to relate to land use planning matters and to identify what will be the key outcomes the Authority anticipates will be achieved during the life of the Local Development Plan. The strategy and policies of the Plan and the Monitoring section of the Local Development Plan provide more information on what is expected.

These objectives are set within a context of needing to achieve National Park purposes which are:

- **Conservation and enhancement** ‘to conserve and enhance the natural beauty wildlife, and cultural heritage of the National Parks.’
- **Understanding and enjoyment** ‘to promote opportunities for the understanding and enjoyment of the special qualities [of the Parks] by the public.’

These are underpinned by the Sandford Principle which asserts the primacy of the first purpose over the second in cases of irreconcilable conflict. Reflecting that National Parks are living landscapes with a resident population, the Authority also has a duty in taking forward the park purposes to: ‘foster the economic and social well-being of local communities, within the National Park….’ This duty should be fulfilled in the pursuit of National Park purposes.

A. Special Qualities

**Historic Environment**

- To conserve enhance and promote the historic environment of the National Park, its archaeological resource, historic buildings and landscapes, parks and gardens. (Policy 8, Policy 13 and Policy 14)

**Biodiversity and Geodiversity**

- To conserve and enhance appropriate habitats and species within the National Park and where appropriate to protect and promote the geological resource. (Policy 8, Policy 10 and Policy 11.)

**Landscape**

- To conserve and enhance the special landscape character of the National Park. (Policy 8 and Policy 15.)

**Welsh Language and Culture**

- To conserve and enhance the cultural richness of the National Park. (Policy 8 and Policy 12.)

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30 Section 61 of the Environment Act 1995
31 Section 61 of the Environment Act 1995
32 Section 62 of the Environment Act 1995
33 Section 62 of the Environment Act 1995
34 See Glossary of Terms
Key outcomes

(1) The special qualities of the National Park have been safeguarded and enhanced.

B. Major development, the potential for growth

Scale and Location of Growth

- To promote a spatial strategy that minimises the need to travel. (Policy 2, Policy 3, Policy 4, Policy 5, Policy 6, Policy 7) When releasing the scarce land supply or considering the reuse of buildings in the National Park prioritise their use or reuse for development which contributes most to sustaining local communities. (Policy 35, Policy 42, Policy 44, Policy 45 and Policy 48)

Minerals

- No new mineral workings or extensions to existing mineral workings will be allowed within the National Park other than in exceptional circumstances.35 (Policy 21 to Policy 26)

Waste

- To provide local waste facilities for National Park waste or secure facilities outside the National Park to deal with this waste. (Policy 27 and Policy 28)

Ministry of Defence

- No intensification of use or extension of Ministry of Defence sites will be allowed save in exceptional circumstances.36

Key outcomes

(1) Development takes place in accord with the strategy of the Local Development Plan.

(2) Development permitted helps to sustain local communities - for example by ensuring a significant element contributes to affordable housing provision or provides employment opportunities.

(3) No new major development in the National Park unless there are exceptional circumstances.37

(4) The provision of waste facilities to cater for National Park generated needs or to work with the County Council to provide waste facilities serving both areas outside the National Park.

C. Climate change, sustainable design, flooding, sustainable energy

Pollution, Unstable Land and Contamination

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35 Minerals Planning Policy, Welsh Assembly Government, December 2000, paragraph 21
36 Planning Policy Wales, Edition 3, Welsh Assembly Government, July 2010, paragraphs 5.5.5 and 5.5.6
To minimise the creation of new sources of pollution and contamination and to address issues relating to the instability of land within the National Park. 38 (Policy 9)

Renewable Energy

To improve energy conservation and efficiency and to contribute to national targets for renewable energy. (Policy 33)

Soil, Air and Water Quality

To safeguard and enhance the soil, air and water quality of the National Park. 39 40

Sustainable Design

The design of all development in the National Park reflects its special landscape and townscape qualities and local distinctiveness and meets the highest standards for resource use including minimising waste, and takes account of the impact of a changing climate. (Policy 9, Policy 29, Policy 30, Policy 31, and Policy 32)

Coastal Management

To avoid development of undeveloped and stretches of the coast at risk from flooding and/or erosion and to allow for any necessary adaptation by taking account of known and predicted climate change impacts on the coast. (Policy 8, Policy 17 Policy 18 Policy 33 and Policy 34)

Flooding

To ensure development does not take place in locations where it may be at risk from flooding41 or where it would increase the risk of flooding in another location. (Policy 34)

Key outcomes

1. Development achieving high standards in terms of sustainable design with all new dwellings meeting the standards set out in national planning policy. 42

2. The National Park contributing to renewable energy generation. 43

3. No vulnerable development44 in areas which would be at risk of flooding both now and in the long term and with no negative impacts elsewhere.

D. Visitor economy, employment and rural diversification

Employment

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41 ‘At risk areas’ are mapped by the Environment Agency weblink: http://maps.environment-agency.gov.uk/wiby/mapController and information included in the relevant Shoreline Management Plan.
42 The Welsh Assembly Government expects the required standards to be made progressively higher over time, in pursuit of its aspiration for all new buildings to be “carbon neutral” by 2011.
43 Please see the Monitoring Section of the Plan. Likely contributions are taken from the Renewable Energy Assessment weblink: http://www.pcnpa.org.uk/website/default.asp?SID=1317&SkinID=6
44 ‘Vulnerable developments’ are defined in the Technical Advice Note 15: Development and Flood Risk on flooding, please see Figure 2 page 7: weblink http://new.wales.gov.uk/docrepos/40382/epc/planning/403821/403822/4038221/j(560)_july04-tan15-e.pdf?lang=en
- Help to create and maintain a diverse, viable and sustainable local economy benefiting all sections of the community. (Policy 42 and Policy 43)

**Enjoyment**

- To attract a sustainable number of people at all times of the year to enjoy the special qualities of the National Park. (Policy 35)

**Key outcomes**

1. New employment, live/work and mixed use sites provided (estimated 5.6 hectares) and existing sites safeguarded.
2. A range of holiday accommodation is available to meet the varying needs of visitors
3. Recreational and visitor activities do not damage the special qualities of the National Park

**E. Affordable housing and housing growth**

**Housing**

- To aim to meet the housing needs, in particular, affordable housing needs of the National Park without compromising National Park purposes. (Policy 44, Policy 45, Policy 46 and Policy 47)

**Key outcomes**

1. An estimated 1,600 new dwellings are provided of which a minimum of 530 new affordable homes are provided.
2. If by the end of the financial year 2014/15 the number of affordable homes built or under construction is below 80% of the proportion of the overall target for the Plan period which should be available by that date, the Authority will immediately commence a review of the Affordable Housing Strategy Policy.
3. A higher density of development is achieved – a minimum of 30 dwellings to the hectare in the Local Development Plan’s Centres.\(^45\)

**F. Community facilities**

**Community Facilities**

- To encourage the retention and provision of a network of community facilities which reflect the needs of both National Park residents and visitors. (Policy 48)

**Retail**

- To maintain a vital and viable retail sector at an appropriate scale and at appropriate locations throughout the National Park. (Policy 49 and Policy 50)

**Transport**

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\(^{45}\) See Glossary of Terms
• To improve and promote accessibility\textsuperscript{46} by appropriate means and at appropriate times for the people who live, work, rest and play in the National Park whilst reducing the need to travel by private car. (Policy 52, Policy 53 and Policy 54)

Utilities

• To ensure adequate provision of utilities\textsuperscript{47} for local communities and that this provision is compatible with the National Park designation and protection of its resources.

Key outcomes

(1) Existing community facilities are safeguarded and provision enhanced.

(2) The National Park retail centres are vibrant and diverse.

(3) Proposals that could have potentially caused significant concerns regarding traffic have been avoided.

A background paper entitled ‘Vision and Objectives’ sets out how the objectives above relate to the vision.

\textsuperscript{46} See Glossary of Terms

\textsuperscript{47} See Glossary of Terms