Appendices to the Local Development Plan
Introduction

1.1. The purpose of this portrait is to:

- summarise what are the Park’s key attributes
- identify key messages in relevant Acts, Plans and Strategies for the National Park
- show what is going well for the Park and what key matters need addressing
- show what matters the Authority as well as various stakeholders consider to be of significance
- explain the Park’s role in the wider regional and national context.

1.2. It is set out under what has emerged through the above analysis as six key priority issues for land use planning:

- Landscape, biodiversity, historic environment and Welsh language
- Major development, the potential for growth
- Climate change, sustainable design, flooding, sustainable energy
- Visitor economy, employment and rural diversification
- Affordable housing and housing growth
- Community facilities
National Park Purposes

Statutory Purposes and Duty

1.3. The National Park and Access to the Countryside Act 1949 laid the foundations for the creation of the three National Parks in Wales. Pembrokeshire Coast was designated in 1952. National Parks are the pinnacles in Welsh landscape quality and are heartlands for Welsh culture. They are a very important economic resource for the country as a whole. 164

1.4. The two statutory purposes of the Authority are to:

- Conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; and
- To promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.

1.5. In fulfilling these functions, the Authority is also under a duty to foster the social wellbeing of communities within its area. In undertaking its statutory purposes, the Authority and other stakeholders must give priority to the conservation purpose in resolving any irreconcilable conflict between the conservation and promotion of enjoyment purposes. This is known as the ‘Sandford Principle’.

1.6. The Welsh Assembly Government’s vision for the Welsh National Parks was identified in March 2007. ‘The Welsh National Parks are protected landscapes of international importance which capture much of what is distinct and special about rural Wales, environmentally and culturally. Although predominantly rural in nature, the Parks contain a resident population of over 80,000, are close to important urban communities and have significant potential to enrich the lives of the people of, and visitors to, Wales and to contribute positively to public health and well-being and to the Welsh economy. They are living landscapes, moulded by their communities over thousands of years. They are places where sustainable development is promoted for the benefit of the environment, the economy and for Park communities. They are places that experiment with new approaches in sustainable development and environmental conservation, providing exemplars of best practice for wider Wales, and helping to shape and lead future rural policy and practice. They are also places where all who can influence the future of the Parks work together to conserve and enhance their natural beauty, biodiversity and cultural identity, in line with sustainable development principles. Guided by the Park Authorities, these special areas are becoming progressively richer and more diverse in terms of landscape, wildlife and heritage and are enjoyed and cherished by a full cross-section of society.’ 165

A. Special Qualities of the National Park

1.7. The special qualities of the National Park are those characteristics and features of the National Park which individually or in combination contribute to making this National Park unique. Work has been undertaken to refresh the Authority’s understanding of those special qualities for the Management Plan. 166 Those highlighted were:

165 As above page 3.
166 Special Qualities, Background Paper Pembrokeshire Coast National Park Authority Weblink: http://www.pcnpa.org.uk/website/default.asp?SID=1245&SkinID=5
Landscape Character

1.8. National Parks are the pinnacle in Welsh landscape quality.\textsuperscript{167} A Landscape Character Assessment Study has been prepared for the National Park and there are 28 distinct Landscape Character Areas in the Park and special qualities have been identified for each area.\textsuperscript{168} The Character Study uses LANDMAP which is the Welsh approach to landscape assessment. The core of LANDMAP information comprises five spatially-related datasets recording information about the physical, ecological, visual and sensory, historic and cultural influences on the landscape.

1.9. A designation called a ‘Green Wedge’ is used to prevent coalescence of villages and towns, safeguarding the countryside from encroachment and to protect the setting of urban areas. A review of the need for and the extent of Green Wedges has been undertaken to inform the preparation of the Deposit Local Development Plan.\textsuperscript{169}

1.10. Protection of National Parks is important, not only in terms of environmental conservation and the enjoyment they bring to the millions of visitors that come to them each year, but in the national pride in place and in association of the Welsh people with their countryside. The contribution of the Parks to the collective identity of the Nation is huge. In research for the Welsh Assembly Government as to what sort of countryside Welsh people want, the National Parks of Wales are the Nation’s favourite area of countryside beaten only by that local to the respondent.\textsuperscript{170}

1.11. Stakeholders\textsuperscript{171} highlighted their special qualities which included the different types of countryside and coastal scenery, tranquillity, the proximity to wildlife and its abundance, the small vibrant communities, fresh air, clean clear water, the range of architectural styles, the Parks long history of settlement. They also identified the sources of enjoyment, beaches, access to the coast, the National Trail, surfing, sailing and riding.

Biodiversity, Geodiversity, Woodlands and Trees

1.12. The National Park is rich in habitats and species contributing to the high environmental quality and diversity of the area. It contains, either entirely or in part, 60 Sites of Special Scientific Interest, 5 Special Protection Areas and 13 Special Areas of Conservation, 6


\textsuperscript{169} Green Wedge Background Paper by the National Park Authority Weblink: www.pcnpa.org.uk/website/default.asp?SID=1243&SkinID=5

\textsuperscript{170} What Sort of Countryside Do We Want? Land Use Consultants on behalf of the Welsh Assembly Government 2004 Weblink: www.pcnpa.org.uk/website/default.asp?SID=1245&SkinID=5

National Nature Reserves and a Marine Nature Reserve. The condition of designated sites, based on data collated by the Countryside Council for Wales, indicates that Special Area of Conservation feature status is favourable maintained or favourable declining for 39% of features in the National Park, whilst Sites of Special Scientific Interest in Pembrokeshire are in favourable condition in 56% of cases. National Nature Reserve features which lie wholly or partly within the National Park are in favourable condition in 52% of cases.

1.13. The Local Biodiversity Action Plan for Pembrokeshire is fundamental to establishing the state of biodiversity and what we have to do to improve it. In 2003 20% of species and habitats in the Action Plan were found to be in an optimal maintained or optimal recovered condition; 13% in a sub-optimal recovering condition; 40% sub-optimal declining; and 27% in an unknown condition. The 2007 target in the current Management Plan is to improve those in an optimal state to 25% and sub-optimal recovering to 40%. The 2007 target is to also decrease those in sub-optimal to 25% and those unknown to 10%. The targets set reflect the need to increase recovery rates and to determine the condition of habitats/species where its currently unknown. When mapped there is also an issue of habitat fragmentation making it difficult for species to move about the countryside with wildlife sites becoming isolated and unsustainable.172 The Pembrokeshire Community Plan includes targets for improving the condition of designated sites and key species.

1.14. The Park contains 51 Geological Conservation Review sites, covering about 40% of the Pembrokeshire coastline. Almost all have SSSI status, the remainder should be notified within the next few years. They are predominantly in favourable condition. Regionally Important Geodiversity sites are likely to be designated during Summer 2009.

1.15. With only 8.6% woodland cover in Pembrokeshire (well below the Welsh Average of 12%) and a well networked woodland habitat requiring nearer 30% cover, we should be looking for a lot more planting and development of adjacent semi-natural habitats. We should also in Pembrokeshire be considering parkland trees, hedgerows and wood pasture as ways of increasing cover and connectivity.173

1.16. Visitors and residents referred to the proximity to wildlife and its abundance. The chance of seeing wildlife when in the Park was valued. Particular habitat types were mentioned for example moorland, commons, estuaries, foreshores, rivers, hedges, woods, dunes and islands. Specific mention was made of coastal flowers and fauna including seabirds, seals and porpoises. Little mention was made of geodiversity at least explicitly but reference was made to the spectacular appearance and diversity of coastal scenery and rock formations.176

Historic Environment

1.17. The historic environment of the Pembrokeshire Coast National Park is exceptionally rich and varied. The resource ranges from famous individual sites like Pentre Ifan or Carew Castle to the preserved multi-period landscapes of the Preselis. More recent archaeology includes the important evidence of a military presence in Pembrokeshire.

1.18. Some individual sites and monuments are given statutory protection by their status as Scheduled Ancient Monuments. Similarly, some historic buildings are protected as being

designated as Listed Buildings. However, these sites make up a small proportion of the overall historic resource of the Park.

1.19. There are more than 5500 sites or features recorded within the National Park in the Sites and Monuments Record. Of these, around 1500 are either Listed Buildings or Scheduled Ancient Monuments. This means that more than ¾ of sites recorded inside the Park boundaries do not have statutory protection.

1.20. These features were prized by people visiting the Park and residents who live there.177

1.21. The National Park also includes a series of Landscapes of Special Historic Interest in Wales and Historic Parks and Gardens and 14 Conservation Areas.

Welsh Language

1.22. At the 2001 Census 21.5% of Pembrokeshire residents, and 23.3% of Pembrokeshire Coast National Park residents, could speak Welsh. This compares with 17.6% of Pembrokeshire residents able to speak Welsh at the 1991 Census. However this increase may mask important decreases locally. Crymych, Dinas Cross, Newport and St David's Wards, all of which have unchanged boundaries between 1991 and 2001, and relatively high incidence of Welsh speaking, show a decline in the percentage of Welsh speakers between 1991 and 2001. Welsh speakers are predominantly found in the north of the Park.

B. Major Development, the Potential for Growth

Major Development

1.23. There is a specific policy provision in national planning policy for National Parks. Major development should not take place in the Park save in exceptional circumstances. The Welsh Assembly Government would not expect applications for major developments within the Parks to arise very often.178

1.24. Stakeholder179 feedback highlighted ‘small is beautiful’, for example, responses included restrict supermarkets and encourage small shops and farm shops; they appreciated the lack of commercialisation and the small scale nature of settlements; they were aware of the disbenefits of mass tourism, having too much traffic volumes; the need to encourage small scale industry and small scale projects generating renewable energy.

Minerals

1.25. As of 2005 there are five active quarry sites in the Pembrokeshire Coast National Park.180 Minerals Planning Policy Wales, December 2000 sets out land use planning policy in relation to mineral extraction in National Parks. Even though National Park Authorities are minerals authorities minerals development should not take place in these areas save in exceptional circumstances.181

1.26. Appendix 21 of the Regional Technical Statement, October 2008 for the South Wales Aggregates Working Party sets out this position advising that no allocations or approvals

178 As above and Planning Policy Wales, March 2002, paragraph 5.5.6.
179 Background Papers on Visitors and Residents Survey, Council for the Protection of Rural Wales Student Conference See Background Papers weblink: www.pcnpa.org.uk/website/default.asp?SID=1245&SkinID=5
should be permitted save in exceptional circumstances. At the moment this National Park has significant permitted rock reserves easily able to cater for future production at recently experienced rates. The Regional Technical Statement advises that there is a general underlying desire to reduce the level of production in National Parks and where possible no new allocations. The Regional Technical Statement sets out the landbank position for the whole of Pembrokeshire including the National Park (pages 83 to 84). There is a 35 year rock supply in Pembrokeshire and the Regional Technical Statement identifies that sand and gravel in the National Park are sufficient for more than 15 years based on recent rates of output. The recommendation advises that no resource allocation is appropriate and that the National Park Authority should explore the possibility of other minerals planning authorities and the industry the possibility of taking on output currently met from the reserves within the Pembrokeshire Coast National Park (in the medium term). 182

1.27. It is the view of the National Park Authority that potential sources of sand and gravel beyond the boundaries of the National Park in the medium to long term will need to be identified and agreed through the work of the South Wales Aggregates Working Party or through agreement with adjacent planning authorities. This position is supported by Welsh Assembly Government advice. 183 The Authority has identified mineral safeguarding areas within the Deposit Local Development Plan. The safeguarding of mineral resources by other mineral planning authorities in identifying sand and gravel resources within the sub region and will assist in moving towards the working of minerals outside of the National Park. Proposals for coal extraction in the National Park require rigorous examination and all major mineral developments should be demonstrated to be in the public interest before being allowed to proceed. National Parks are not required to identify coal resource zones. 184 The Joint Unitary Development Plan sets out the Authority’s policy to serve a Prohibition Order on a dormant site at Penberry. It is not currently anticipated that any additional sites will require such an order under the Local Development Plan.

Waste 185

1.28. The National Park is part of the South West Wales Regional Waste Plan Group. Implications for this National Park Authority are that:

- National Park Authorities are automatically identified as exclusion areas in the maps showing areas of search for facilities to serve the needs of the region.

- National Park Authorities have no requirements to provide for the needs of the region.

- Given that National Parks are automatically identified as exclusion areas for facilities serving more than one authority area, National Park Authorities have the following two options for planning new facilities for the management of National Park waste arisings:

  - National Park Authorities may plan for new facilities serving only the National Park area to be sited within the National Park area; and

  - National Park Authorities and Unitary Authorities which cover the same area may work closely together to plan for new facilities serving both the National Park Authority and Unitary Authority areas to be sited outside the

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183 Minerals Planning Policy (Wales) Minerals Technical Advice Note (Wales) 1: Aggregates March 2004, paragraph 50
1.29. Identification of local waste requirements in the National Park is a matter which has been addressed in the Deposit Local Plan in consultation with Pembrokeshire County Council. The South West Wales Regional Waste Plan, 1st review, August 2008 identifies that there will be a requirement for in-building local facilities of up to 1.5 hectares to serve the National Park Authority until 2013 for local waste management facilities. These can include Clean Materials Recovery Facilities, Transfer Stations, Civic Amenity, and Construction and Demolition Exemption (Sites).

Ministry of Defence

1.30. The Ministry of Defence has advised that there are no plans for development of any significance in the Pembrokeshire estate in the foreseeable future (February 2007). The size of the training estate, including areas with the boundaries of the National Parks is not expected to reduce significantly in the foreseeable future.

Potential for Growth

1.31. In the report of the public inquiry for the Pembrokeshire Coast National Park Local Plan in 1997 the Inspector made the following comments on housing development and landscape capacity.

"The correct approach must be to start with environmental considerations, and to examine the extent to which further housing land allocations are compatible with them. Such an approach must almost certainly lead to a total housing land allocation that represents a policy of severe restraint and that does not reflect past completion rates."

"This must follow from the considerations that National Park designation represents the highest status of protection as far as landscape and scenic beauty are concerned: that the park is already the most densely populated of all the National Parks; and that its ability to accept further housing must be constrained by its environmental capacity. It would be wholly incorrect, and a negation of the National Park designation, to treat the Park as being no different in policy terms from the rest of the county, and to apportion new housing between them on a pro rata basis, relative to their populations."

1.32. In the report of the Public Inquiry for the Joint Unitary Development Plan for Pembrokeshire (January 2006) the Inspector made the following comment regarding development and the landscape:

"...it is entirely appropriate that the National Park, by reason of its designation as an area of special landscape character, should be the subject of a policy which imposes fairly severe restrictions on development that would harm those very qualities. ..."

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South West Wales Regional Planning Group

1.33. The Authority is part of the South West Wales Regional Planning Group which deals with population projections and their apportionment. Current ambitions by many of the group are in excess of the Welsh Assembly Government projections. No formal agreement has been reached on apportionment. Initial soundings suggest that there is little ‘appetite’ for apportionment and it is likely that the participating Authorities will pursue individual policy-based approaches. 190

1.34. Neighbouring planning authorities - Pembrokeshire County Council and Ceredigion County Council submitted representations on the Preferred Strategy. Pembrokeshire County Council Officers raised a significant number of concerns and these have been worked through in collaboration with County Council Officers. All issues of a substantive nature have been resolved. 191 National Park Authority Officers have also sought to resolve and respond to any outstanding issues prior to placing the Plan on Deposit. Ceredigion County Council submitted a small number of representations and the Authority has sought to respond to these issues. Ceredigion County Council Officers have been provided with another opportunity to comment on any outstanding issues before Christmas 2008. No response has been received.

Pembrokeshire Haven Spatial Plan Framework 2021

1.35. The Authority is part of the Pembrokeshire Haven Spatial Plan Group and has worked with partners in the development of the Pembrokeshire Haven Key Settlement Framework 2021. 192 This document identifies a spatial distribution of growth and protection in the area to help achieve the vision for the Pembrokeshire Haven area in the Spatial Plan.

1.36. Strategic growth areas are identified outside the National Park. The area has three strategic hubs, The Haven (Haverfordwest, Milford Haven/Neyland and Pembroke/Pembroke Dock), Fishguard & Goodwick and Carmarthen Town. These hubs are to provide a regional role and will be the major focus for development.

1.37. Tenby, a Tier 2 Settlement with Fishguard/Goodwick, St Clears, Whitland and Narberth is regarded as a medium sized quality tourism, working harbour, cultural and heritage centre. Tenby is targeted for development as a local service centre for residents and visitors and to enhance its role as a working harbour, including linkages to neighbouring islands, environmental enhancements, traffic management initiatives, redevelopment and reuse of central area sites and buildings and the development of allocated employment sites. Crymych, a small part of which lies in the National Park is also included in this tier.

1.38. The smaller settlements or local centres of Newport, Saundersfoot and St Davids are identified as Tier 3 settlements with Newcastle Emlyn, Kilgetty, Laugharne/Pendine and Letterston.

1.39. National Park settlements are targeted for:

- The development of employment sites, where allocated in the Joint Unitary Development Plan,
- Traffic management initiatives in Saundersfoot and St Davids and improvements to Glasfryn Lane, St Davids to address safety, congestion and development issues.
- The improvement of centres as tourist attractions, and

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190 as at October 2008.
191 Meeting with the Director of Development at Pembrokeshire County Council 25th November 2008.
the protection of the working harbours of Saundersfoot and Tenby.

Wales Spatial Plan People, Places, Futures 2008

1.40. This document provides an update to the Wales Spatial Plan.

1.41. This document is based on the Wales Spatial Plan Key Settlement Framework. The key strategic priorities for achieving this vision are:

- Overcoming the Area’s peripherality by improving strategic transport links and economic infrastructure including improved telecommunication links, and maximising the potential of the Area’s maritime assets and proximity to Ireland
- Developing a more diverse, entrepreneurial knowledge-based economy, working closely with higher and further education institutions, indigenous businesses and multinational companies, in order to increase wage levels and create enough well-paid jobs to establish a critical mass that will both attract people with higher skills and reduce the out-migration of young skilled people. Energy and the environment will be critical to achieving success
- Increasing higher value-adding economic activities, particularly in the rural economy, by developing an all-year, high quality tourism and leisure sector
- Developing the Area’s three strategic hubs. Critical to this is the renewal of town centres, development of complementary settlement roles within and between hubs, strengthening community, economic and social outreach and spreading benefit and growth to the wider hinterlands and smaller rural communities
- Raising skill levels through effective partnership working and tailoring learning and up-skilling to better meet existing and future business needs across a range of sector
- Sustaining and strengthening communities by taking focused action to address both rural and urban deprivation and economic inactivity and to ensure housing provision appropriate to all
- Protecting and enhancing the Area’s important environmental assets, maximising their potential through exemplary sustainable development

1.42. **Building Sustainable Communities**: To help meet these challenges, the Spatial Plan Area Group has identified three strategic hubs (Fishguard and Goodwick have been added to the list of strategic hubs from the Settlement Framework) that perform an important regional role and should therefore be an important focus for future investment. Otherwise the hierarchy is as per the Settlement Framework.

1.43. In parallel with concentrating future investment on the Area’s three strategic hubs, linkages to these settlements, and the diverse pattern of even small rural centres that sit below them, are strengthened and improved so that the benefit of the investment is truly felt by, and spread to, the wider hinterlands.

1.44. New provision of housing is likely to reflect the historical pattern of development in the area commensurate with the settlement approach identified above with a continued emphasis on settlements within the strategic hubs along the urban corridor linking the M4 to the Area’s ports. Notwithstanding the emphasis on key settlements, it is important that housing growth also seeks to revitalise and sustain smaller centres and communities. Housing provision in the National Park

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194 Wales Spatial Plan Update 2008 Page 112
should be at a scale which aims to meet the needs of the local population in line with the Park’s statutory purposes and duty.\textsuperscript{195}

1.45.\textbf{Achieving Sustainable Accessibility}: The provision of public and community transport, particularly in rural areas where car dependency to access goods and services is greatest, will always be financially challenging and therefore priorities will need to maximise the beneficial impacts on people and the environment.\textsuperscript{196}

1.46. Alignment with the Regional Transport Plan is essential – see the Sustainable Transport Background Paper.

1.47.\textbf{Promoting a Sustainable Economy}: Strategic employment sites will be key investment and employment locations. A range of good quality affordable sites and premises needs to be available to promote the development of small and medium size businesses, with the appropriate infrastructure, particularly communications and information technology. Larger strategic sites may be needed to maximise the strategic potential of the Milford Haven Waterway, and sites with such potential need to be identified and reserved for such Waterway-linked uses.

1.48. A priority is to develop an energy strategy for Pembrokeshire – The Haven, to provide a platform to establish opportunities for employment, skills and the environment arising from the energy sector, and in particular to make the Area a centre for innovation in the energy and environmental goods sectors, including low-carbon and renewable energy.\textsuperscript{197}

1.49. Tourism and leisure are already a big part of the Area’s economy but have the potential to be developed further, including through the implementation of the Tourism Opportunities Action Plan. The Area should be a premier all year round destination, with the emphasis on high quality provision at all levels, supporting well-paid jobs. Reinforcing the Area’s distinctive character, allied to outdoor activities, marine leisure, recreation and interest in the Area’s wildlife, archaeology, history and culture, is central to offering visitors something really special.\textsuperscript{198}

1.50. The development of tourism enterprises situated within the former Tenby tourism growth area and along the coastal corridor reaching to Laugharne in western Carmarthenshire is particularly important for the Area’s tourism offering.\textsuperscript{199}

1.51.\textbf{Valuing our Environment}: Effective protection and enhancement of the Area’s assets is important not just its own sake but is intrinsic it supporting the socio-economic regeneration of the area. Detailed advice is provided under five themes on the greatest potential for collaborative action.\textsuperscript{200}

1.52.\textbf{Respecting Distinctiveness}: The Area’s unique qualities which range from the natural to the built environment to cultural/language are highlighted. \textsuperscript{201}

1.53. The role of the study is to consider the existing roles and relationships of settlements in the Spatial Plan area and to identify ways in which they may be enhanced. Specific to the National Park are:

\begin{itemize}
  \item Ensuring an adequate supply of affordable housing both in the main centres and in smaller centres (paragraph 3.14);
  \item Recognising the role of agriculture in smaller centres and rural areas (paragraphs 3.43 and 3.53);
\end{itemize}
• The importance of protection of the environment and promoting it as a facilitator of (but recognised constraint upon) tourism development is vital to ensure a balanced approach with Tenby/Saundersfoot as the primary focus for tourism in the area the need to develop these centres as an even more sustainable and successful tourism hub is advised. Particular consideration should be given to enhancing the quality of the tourism offer, improving its attractiveness in shoulder and off-peak season and expanding the range of tourism opportunities (paragraph 3.47). The role of Newport and St Davids is also recognised (paragraphs 3.49 and 3.51);

• Outside the spatial plan hubs smaller centres are recognised for their local role in serving day to day needs (paragraph 3.80). Some play a niche role such as St Davids;

• Smaller centres are less likely to have leisure facilities and health facilities (critical mass issue) so accessibility to large Centres is key (paragraphs 3.92 and 3.111);

• Transport: good connections should be promoted throughout the Spatial Plan Area so that all members of every community are able to take advantage of the enhanced complementarity by accessing a full range of services and facilities quickly and effectively (paragraph 3.117);

• Support windfall opportunities for small scale employment opportunities (paragraph h, page 70);

• Continue to support inland tourism as well as coastal opportunities (paragraph c, page 72). Develop additional outdoor focused activities (paragraph d, page 72). Promote additional indoor facilities for the shoulder and off peak season (paragraph f, page 72).

Joint Unitary Development Plan 2000 – 2016

1.54. The Joint Unitary Development Plan 2000-2016 focused development on the main settlements202 on the economic corridor along the line of the TRA40 and TRA477. These settlements lie outside the National Park. The National Park is regarded as having only limited capacity for further development without compromising landscape qualities. The development of housing is to meet local needs with general demand being met outside the National Park in the County's planning jurisdiction.

Statement of Strategic Principles to guide preparation of the Pembrokeshire County Council and Pembrokeshire Coast National Park Authority Local Development Plans203

1.55. In recognition of the close geographical and functional relationship between the two areas a set of principles have been formally agreed by both authorities. Issues covered relate to the themes of the Wales Spatial Plan update the vision and objectives of which both Authorities support. Issues include:

- Building sustainable communities
- Promoting a sustainable economy
- Valuing our environment
- Achieving sustainable access
- Respecting distinctiveness

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202 Haverfordwest, Pembroke, Pembroke Dock, Milford Have, Fishguard, Neyland and Narberth.
203 See Background Papers weblink: http://www.pcnpa.org.uk/website/default.asp?SID=1245&SskinID=5
Land Supply Survey 2007

1.56. A survey of land suitable for development has been undertaken. This has identified hectares of land suitable for various forms of development.

Table 1 Land Supply in Hectares

<table>
<thead>
<tr>
<th>Location</th>
<th>Hectares for Housing only Sites (no p permission)</th>
<th>Hectares for Employment/Mixed Use (no permission)</th>
<th>Hectares for Housing - Land with pp</th>
<th>Total Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tier 2 Centre</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenby</td>
<td>9.87</td>
<td>0.59</td>
<td>2.27</td>
<td>12.73</td>
</tr>
<tr>
<td><strong>Tier 3 Centres</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Newport</td>
<td>1.50</td>
<td>0.79</td>
<td>0.40</td>
<td>2.69</td>
</tr>
<tr>
<td>Saundersfoot</td>
<td>0.37</td>
<td>0.30</td>
<td>2.92</td>
<td>3.22</td>
</tr>
<tr>
<td>St Davids</td>
<td>5.28</td>
<td>1.67</td>
<td>1.29</td>
<td>8.24</td>
</tr>
<tr>
<td>Crymych</td>
<td>0.37</td>
<td>0.00</td>
<td>0.37</td>
<td>0.37</td>
</tr>
<tr>
<td><strong>Rural Centres &amp; Countryside</strong></td>
<td><strong>10.21</strong></td>
<td><strong>5.27</strong></td>
<td><strong>19.74</strong></td>
<td><strong>36.84</strong></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>27.23</td>
<td>8.62</td>
<td>26.62</td>
<td>62.47</td>
</tr>
</tbody>
</table>

1.57. This land could help serve the National Park’s housing, employment, and community facilities needs. This has taken account of sites suggested through A Settlement Study which checked edge of settlement sites and their suitability for development. A study to check potential supply within settlements has also been undertaken. The results for housing provision are summarised below:

1.58. In terms of hectares devoted to either greenfield or brownfield development the following table provides a breakdown:

Table 2 Brownfield/Greenfield Provision

<table>
<thead>
<tr>
<th>Location</th>
<th>Brownfield</th>
<th>% of total</th>
<th>Greenfield</th>
<th>% of total</th>
<th>Total Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Sites - Housing</td>
<td>3.07</td>
<td>10%</td>
<td>26.32</td>
<td>90%</td>
<td>29.39</td>
</tr>
<tr>
<td>Potential Sites - Employment/Mixed Uses</td>
<td>0.90</td>
<td>11%</td>
<td>7.61</td>
<td>89%</td>
<td>8.51</td>
</tr>
<tr>
<td>Land with Planning permission</td>
<td>17.03</td>
<td>64%</td>
<td>9.59</td>
<td>36%</td>
<td>26.62</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>20.99</td>
<td>33%</td>
<td>43.52</td>
<td>67%</td>
<td>64.51</td>
</tr>
</tbody>
</table>

Facilities and Accessibility in National Park villages and towns

1.59. An analysis of the facilities and the accessibility of settlements in the National Park has been undertaken. The assessment reviewed the level of facilities such shops, post offices, pubs etc., sewage disposal and water supply and how well served the settlements were by public transport.

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204 See Background Paper on Site Criteria for details on land supply. Weblink: www.pcnpa.org.uk/website/default.asp?SID=1245&SkinID=5

205 Scale and Location of Growth, Background Paper by the National Park Authority. Weblink: www.pcnpa.org.uk/website/default.asp?SID=1245&SkinID=5
C. Climate Change, Sustainable Design, Flooding, Sustainable Energy

1.60. The Assembly Government is committed to taking action to reduce emissions of the greenhouse gases that cause climate change and plan for, and respond effectively to, the change already underway. The planning system can make an important contribution to wider initiatives to combat climate change.\(^{206}\) Subsequently the Welsh Assembly Government has proposed further amendments to policy, taking into account progress on the climate change agenda in Wales. Most notably this includes the 2011 Zero Carbon aspiration, the One Wales commitment to the devolution of Building Regulations and the adoption of the Code for Sustainable Homes in Wales. A further consultation paper was published in July 2008, seeking views on proposals for:

- The design of developments to include climate change mitigation and adaptation measures
- The use of sustainable building standards to drive up the sustainability of buildings in Wales
- The incorporation of local renewable and low carbon energy sources in new developments to reduce carbon emissions
- The ability for LPAs to set higher standards in the above areas for strategic sites

1.61. The Authority has commissioned a Renewable Energy Assessment the findings of which are being used to inform the development of policy and advise on likely contributions in terms of energy conservation and generation.\(^{207}\)

1.62. Stakeholders\(^{208}\) identified climate change, renewable energy, issues of flooding and erosion as important. Renewable energy generation was seen as the top priority for issues to be addressed in the Sixth Form Conference. More recent problems with increasing energy costs, declining resources and food scarcity all point to the need to question pursuing economic growth at any cost. Measures needed to engineer a ‘soft landing’ from peak oil could contribute to combating climate change.

1.63. Risk of flooding in the National Park is confined to river valleys and certain low lying coastal areas. Maps of areas at risk of flooding are available on the website of the Environment Agency. Currently around 2% of addresses in the National Park are within areas identified as at risk of flooding by the Environment Agency.\(^{209}\)

1.64. The first generation of Shoreline Management Plans have been produced covering the Pembrokeshire coastline and several locations have been highlighted as areas where in the long-term with rising sea-levels it is likely there will be a need to ‘retreat the line’, i.e. the sea will inundate the land. These plans are currently under review.

1.65. The known areas for coastal flooding are: Aberdewiddy; Angle Bay; Little Furznip to Linney Head; Lydstep Haven; Manorbier Bay; Newgale; Newport Sands and Nyfer Estuary; Pickleridge; Poppit; Pwllygaerol; South Beach, Tenby; Stackpole Quay; and Whitesands Bay. There are a number of settlements along the coast that may be affected by rising sea levels and other effects of climate change. These settlements are: Amroth; Angle; Broad Haven; Dale; Freshwater East; Little Haven; Newgale; Newport; Nolton Haven; Saundersfoot; Solva; and Tenby.


\(^{208}\) Visitors and residents surveys and the CPRW and Sixth Form Conferences 2006. Weblink: www.pcnpa.org.uk/website/default.asp?SID=1245&SkinID=5

1.66. Known areas at risk from river flooding include parts of the following settlements: Amroth; Wiseman’s Bridge; Western areas of Tenby; Trewent Park at Freshwater East; east Angle; Newgale; Lower Solva; Alun Valley, St Davids; Nevern; Felindre Farchog; areas surrounding Mynachlogddu; Pontfaen; and Llanychaer.

1.67. Air quality issues for the National Park relate more to the role of activities in and around the Park in contributing to air pollutants rather than the air quality experience at sites in the National Park. The main contributing sectors for CO₂ in the National Park are domestic and commercial combustion; industrial combustion; nature; road transport; and other forms of transport. There are two point sources of CO₂: they are the Total Refinery at Milford Haven, emitting an estimated 308,253 tonnes of carbon in the form of CO₂ annually, and the Chevron refinery at Pembroke, emitting an estimated 180,982 tonnes. These point sources represent about four times the amount of CO₂ of all sources in the rest of Pembrokeshire but given the products are for national consumption their contribution to CO₂ should be viewed in this context.

1.68. Sustainable design through addressing context, energy demands, water, waste and drainage requirements can help tackle the causes of climate change. Water quality is generally high in the National Park. The Community Plan for Pembrokeshire identifies targets for maintaining and improving water quality.

Water Quality and Supply and Drainage

1.69. Welsh Water advises that generally it should be able to provide a mains water supply to the development proposed in the preferred strategy. This may necessitate the provision of off site water mains in order to give the security of water supplies to existing customers.

1.70. Sewage disposal is considered an issue at certain locations in the National Park and will need addressing to accommodate further development at certain villages and towns in the Park.

D. Visitor Economy, Employment and Rural Diversification

Visitor Economy

1.71. The visitor economy is a key industry in the area, the spin off benefits reaching far beyond the accommodation and attraction sectors. A study has shown that of over 4,500 jobs that the Pembrokeshire Coast National Park environment supports just over 1,600 are in the hotel, bar and restaurant trade (34.7%) of the total.
1.72. Some indication of the health of the tourism sector can be gained from changes in the number of VAT registrations in the hotels and restaurant sector. There has been a gradual increase over the ten year period 1994 to 2004.\(^{218}\) However, hotel closures have become a significant trend in the Park. Occupancy statistics for the West Wales area have also risen from 43% in 1998 to 58% in 2006. Statistics available for the National Park indicate that the area is more popular in the peak holiday season than West Wales as a whole which has an occupancy rate of 66%. The statistics also show a highly seasonal pattern of occupancy in hotels with winter lows dropping below 30% from November to March. Specific statistics for the National Park in this period are not available but the loss of hotels in the National Park since the 1980s suggests that the pattern is similar.\(^{219}\)

1.73. Caravan site occupancy has increased significantly since 2000. Authorised sites for static and/or touring caravans show an overall increased use of 14%. This has brought the pitch occupancy on static caravan sites in the National Park to over 90%, although approximately 400 pitches remain empty.\(^{220}\)

1.74. The preferred type of accommodation for visitors staying in Pembrokeshire was self catering (28%) with 16% staying in a hotel and 11% on touring caravan sites. Bed and breakfast accounted for 12% of accommodation used. The preferred type of accommodation varied throughout the year, with seasonal variations in occupancy, e.g., ‘touring’ increased in quarter three above the proportions in quarter one and two (2.7% and 9.8% respectively). The majority of visitors (91.1%) arrived by car. In terms of comparing anticipated holiday experience and actual holiday experience the most prized aspects both before and after the holiday were unspoilt scenery, peace and quiet, the cultural heritage, the joys of walking and the quality of the accommodation.\(^{221}\)

1.75. The Wales Spatial Plan, 2008 refers to the Pembrokeshire Haven providing a high quality at all levels of provision with something distinctive for visitors and welcoming tourism for the benefits it brings through supporting local services, heritage and the environment.\(^{222}\) In order to take these priorities forward a document called The Pembrokeshire Haven Tourism Opportunities Action Plan was produced increase under-utilised assets, increase visitor spend and extend the tourist season. The plan contains projects geared towards lengthening the tourism season, managing activities and enhancing sustainable transport for visitors.

1.76. Pembrokeshire County Council Draft Tourism Strategy’s vision is one of ensuring that Pembrokeshire is recognised nationally and internationally as an outstanding and distinctive coastal destination, providing good quality facilities for visitors and residents to enjoy, whilst safeguarding its communities and environment through the sustainable growth of a prosperous, year-round tourism industry. The key objectives are to improve the quality of the tourism experience, improve accessibility, to develop effective working partnerships and have a sustainable approach to tourism.

1.77. Visitors and residents felt that Bluestone could be seen as potentially setting a precedent for similar development in the Park. Overcrowding of certain areas has been highlighted. The creeping commercialisation and attractions is not complementary to the Park’s qualities. The need to avoid large holiday centres and striking a balance between promoting more interest for visitors and keeping the environment beautiful.\(^{224}\)

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220 Enjoyment Background Paper, National Park Authority, August 2007, page 20
1.78. The Pembrokeshire Coast National Park has a huge economic impact outside its boundaries because it is mainly a coastal ribbon. Nearly all the indirect employment and indirect incomes generated by the park environment benefits the rest of the Welsh economy. Employees, goods and services can easily travel in and out of the Park and the majority of suppliers and employees are located outside the Park. Employment is strongly tourism based. 225

1.79. A restrictive policy against new and extended caravan sites has existed in the National Park since the mid 1970's. A letter from the Secretary of State for Wales in 1975 expressed concern about the impact of holiday caravans and chalet development especially in the National Parks. A policy position of not permitting further caravan and chalet developments in the Pembrokeshire Coast National Park due to environmental impact concerns has been in place since 1983 (Dyfed Structure Plan) and has been confirmed in the Pembrokeshire Coast National Park Local Plan Inspector’s Report in 1998226 and more recently in the Joint Unitary Development Plan for Pembrokeshire Inspector’s Report, January 2006.227

Recreation

1.80. There are 30 areas which could be described as ‘recreational hotspots’ in the National Park where issues such as conflict between different users occur, there is traffic congestion, noise disturbance, physical damage to area and habitats, and disturbing species or pollution. 228

1.81. The visitors and residents survey highlighted beaches and access to the coast and its scenery via the National Trail as an important quality of the Park.229

1.82. An Open Space Assessment has been undertaken to inform the drafting of the Deposit Local Development Plan230.

Coast and Harbours

1.83. Outside the ports of Fishguard, Milford Haven and Pembroke Dock, the majority of the coastline in Pembrokeshire lies within the National Park, and is, for the greater part, undeveloped and highly sensitive in landscape terms and often nature conservation reasons to. The National Park coastline hosts four working harbours at Saundersfoot, Tenby, Solva and Porthgain and due to their tidal characteristics the sea is inaccessible for noticeable periods of the day.231 There are various mooring and berth facilities located around the National Park.

1.84. Planning Policy Wales provides for permitting development in a coastal location only where a coastal location is required and protecting the undeveloped coast.232

1.85. The Wales Coastal Tourism Strategy published in December 2008 by the Welsh Assembly Government recommends growth in marina developments in Wales. The Pembrokeshire Coast National Park is excluded from this provision. It is acknowledged in the document that smaller harbour schemes, including the use of temporary berths or smaller scale summer

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227 Joint Unitary Development Plan for Pembrokeshire, Inspector’s Report, January 2006, paragraph 3.17.2
232 Planning Policy Wales, Welsh Assembly Government 2002, paragraphs 5.7.2 and 5.7.4.
moorings can be provided as an alternative to larger marinas. Locations where certain improvements to increase the number of moorings and/or facilities are listed in the document and includes Milford Haven. No locations within the National Park are listed as being appropriate.

Employment

1.86. Unemployment in the National Park has fallen markedly in the last ten years, but there is still a wide degree of seasonal variation. Compared with the Welsh economy it is more heavily dependent on primary industries, there is less manufacturing but a much stronger hotel and catering sector. Pembrokeshire Coast National Park has a high rate of self employment and businesses in the area tend to be very small. The Community Plan for Pembrokeshire includes targets to reduce seasonality and to add to the number of business premises available in the County.

Businesses Needing Sites

1.87. A sample survey of businesses in Pembrokeshire 2006 asked if new or larger premises might be required in the next 12 months. The response showed an increase in the need for industrial units (42% of respondents) since the last survey undertaken. The preferred location for units was in the South Pembrokeshire area (42%) followed by North Pembrokeshire (23%) and then Central Pembrokeshire (23%). The Local Development Strategy for the Rural Development Plan 2007-2013 refers to a declining availability of units in the area (March 2006). It advises there is a desperate need for good quality units of all sizes. Evidence through pre-application queries suggests that workshop type premises of modest size are needed to accommodate businesses linked to maritime tourism and car maintenance in the St Davids area.

1.88. The Spatial Plan Key Settlement Framework identifies large settlements outside the National Park for the delivery of strategic employment sites.

1.89. Strategies identify the need to expand the economy in terms of giving value added to agriculture, attracting higher paid jobs, strengthening the value and length of the tourism season, making the most sustainable use of natural resources and new energy production.

1.90. Careers, not seasonal jobs, was a common theme on feedback sessions with stakeholders, along with the protection and nurturing of small businesses rather than large scale proposals.

Rural Employment and Development

1.91. Planning Policy Wales, March 2002 paragraphs 7.33 and paragraph 3.14 of Technical Advice Note 18, Transport, March 2007 sets out the policy approach to diversification. The Ministerial Interim Planning Policy Statement, July 2007 on Housing sets out the policy context on agricultural and forestry dwellings – paragraphs 9.3.6 to 9.3.10.
1.92. The design of new agricultural development conserving of farm holdings as features in the landscape were issues identified for the Local Development Plan by Officers of the Authority.

1.93. Two reports have been prepared specifically on the subject of Low Impact Development for the Authority.240 There is a policy on Low Impact Development Making a Positive Contribution in the Joint Unitary Development Plan for Pembrokeshire. This policy provides a context for permitting development in the countryside which contributes to the government’s sustainability agenda as an exception to normal planning policy, where the proposals are tied directly to the land and the proposal and provides sufficient livelihood for the occupants.

1.94. Under the Joint Unitary Development Plan for Pembrokeshire buildings in the countryside are only allowed to be converted to full residential use (including affordable housing provision) where an employment related use cannot be found. Questions are being asked through the development management process as to why the Authority is encouraging holiday letting (seen as an employment related use) while affordable housing needs are not being met. Many conversion proposals in the countryside are a means of utilising a building that would otherwise deteriorate and become unsightly. Are there instances, however, where re-use of building materials would be preferable? Examples include where servicing the property would be intrusive.

**E. Affordable Housing and Housing Growth**

1.95. A reduction in the number of young people between 1991 and 2001 likely to be caused by outward migration and an increase in the 40-44/50-54 age cohort, likely to be caused by in-migration. The population of the area is ageing. This effect is also observed in Wales and England but it appears stronger in the data for Pembrokeshire.

1.96. There were approximately 9,862 households in the Park, 6,963 are owner occupied, 1,650 rented privately and 1,249 either shared ownership, rented from the Council or Housing Association.241

1.97. As an indicator of housing need the Local Housing Market Assessment has been drafted by Pembrokeshire County Council.242 The National Park Authority has concerns about the methodology used in the preparation of the Local Housing Market Assessment. The Authority is instead relying primarily on the Common Housing Register and also on the survey work by the Rural Housing Enabler. There is a significant demand for affordable housing mainly due to a backlog of need which has built up over time.

1.98. The attractiveness of the area creates external pressure for second homes, holiday letting and retirement places. This is exacerbated by low local incomes being unable to compete with the purchasing power of those from away. Anecdotal evidence suggests that demand formerly focused on the Devon and Cornwall area is now placing pressure on the study area.243

1.99. Historically the market has been influenced by the outward migration of young people and the inward migration of people aged 40+. Population projections suggest that the current top-heavy population structure will continue to grow.244


243 Local Housing Market Assessment, Pembrokeshire County Council, Draft June 2007, Page 60

244 As above.
1.100. Loss of council housing due to ‘right to buy’ (forecast is for between 60 and 70 to be lost each year) is frustrating the area’s ability to maintain a permanent stock of affordable housing. \(^{245}\)

1.101. Affordable housing completions are not keeping pace with the Joint Unitary Development Plan target of 20% of provision (completions are approximately 550 per annum in the County below the target of 600 a year in the Plan). \(^{246}\)

1.102. Affordable housing is at a premium. Pembrokeshire is now the least affordable area in Wales. Using the lower quartile housing price, a net annual income of between £31,000 and £35,000 is needed. Incomes are predominantly below this range in the County. \(^{247}\)

1.103. A full explanation of the approach to housing growth and affordable housing provision is set out at the beginning of the Affordable Housing and housing growth section of the Deposit Plan. This includes information on the use of housing projections, housing need and the calculation of housing land supply including affordable housing provision figures.

\(^{245}\) As above
\(^{246}\) Local Housing Market Assessment Draft June 2007, page 41
\(^{247}\) As above, page 63
F. Community Facilities

Facilities & Services

1.104. Within the National Park there tends to be a general impression that community facilities are reducing in number. Looking at loss of services between 1998 and 2006, decline is seen in terms of loss of village halls, post offices and primary schools, but overall facilities have gained with a significant improvement in the number of sports facilities and pubs in the Park.

1.105. New development can offer great benefits to the community by virtue of the homes, workplaces and facilities it provides. It stimulates the economy. However, insensitive and badly planned development can create a considerable negative impact on the environment, facilities and services in the area. It can place a considerable burden and cost on the community, a cost which is borne by those who live, work and visit the area. The preparation of supplementary planning guidance on planning obligations under the Joint Unitary Development Plan for Pembrokeshire with the County Council is underway.

1.106. Pembrokeshire is experiencing a declining birth rate, a decrease in the amount of young people in the County and an increase in those over the age of 65. Health, Social Care and Well-being Strategy’s aim is to help prepare for changes in population and look at whether there is a better way to provide services. In terms of the implications for land use planning beyond extending existing premises, there is only one location that would need to be considered for allocating to respond to the Health, Social Care and Well-being Strategy for the County - at Crymych – which lies predominantly outside the National Park.

1.107. Educational requirements are set out in the Single Education Plan for 2006-2008 and thereafter the Children and Young People’s Plan 2008-11. All land requirements have been checked with the County Council and allocations have been identified where needed at Manorbier Station and at St Ishmaels. The County Council advised that St Teilo’s RC and Ysgol Bro Dewi would need to be contacted separately. St Telios RC advised no plans to change at present – 20 August 2007. Ysgol Bro Dewi has advised of no expansion plans – 6 September 2007.

1.108. Stakeholders highlight the need to provide and sustain local facilities, for example the post office, doctor, public transport, waste disposal and shops. The Community Pan for Pembrokeshire highlights the need to increase the percentage of residents finding it easy to access key local services.

Retailing

1.109. Many of the retailing centres in the National Park serve a local community and tourist function. In some cases, they have extensive rural hinterlands. However, direct competition from centres outside the National Park, including the rest of Pembrokeshire, Carmarthenshire and Ceredigion has influenced the overall level of provision at National

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246 As above, page 6
250 As above.
The main centres within the National Park are Tenby, Saundersfoot, St Davids and Newport with Tenby being the largest of those centres.\textsuperscript{254}

The centres within the National Park have and will continue to leak expenditure to centres outside. The centres are however supported by tourism expenditure which helps sustain a range of services which would not otherwise be retained, particularly given the role of National Park centres relative to other centres in the region.

In terms of Technical Advice Note 4 Retailing and Town Centres (1996), Tenby would be regarded as a Town Centre, and Newport, St Davids and Saundersfoot as District Centres. Solva does not satisfy any of the above classifications.\textsuperscript{255}

Consideration of the need to allocate for a food store near Tenby was debated at the Joint Unitary Development Plan Inquiry. Given the level of need identified at the time and the size of site required no suitable site could be found in the Tenby area. An allocation was made at Kilgetty in the Joint Unitary Development Plan.\textsuperscript{256}

An assessment of whether there is a need to allocate for convenience or comparison goods in Tenby has been undertaken and it has been concluded that no allocation is necessary.\textsuperscript{257}

#### Sustainable Transport

At the 2001 Census there was found to be 1.24 cars or vans per household in the Pembrokeshire Coast National Park. However it was also found that 19.3\% of households had no car or van, the highest percentage of non-car ownership of any National Park in England & Wales.

The Pembrokeshire Visitor Survey conducted in 2004 found that 91\% of visitors travelled to Pembrokeshire by car. Park and Ride schemes have operated in Tenby since 1988 and St David's since 1999. There are also schemes for coastal bus services and the Preselis in place. In Pembrokeshire sparsely populated areas are unable to support conventional bus services on a commercial basis. Particular problems exist for young people, people with disabilities and people of pensionable age. Rail services running through the County are unprofitable.

Visitors and residents valued the quiet roads in the park and the ease getting around. The coastal buses were frequently praised. Residents commented on poor public transport, traffic volumes, the need to control car usage and speed within some centres.\textsuperscript{258}

An accessibility assessment of towns and villages in the Park\textsuperscript{259} has shown that out of 36 settlements analysed 6\% had what was regarded as strategic accessibility by bus, 42\% had accessibility by bus frequently, 14\% had a daily service and the remainder had an infrequent, very infrequent or no service at all (39\%).\textsuperscript{260} Rail services are available to

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\textsuperscript{255} As above, pages 9-10 Weblink: http://www.pcnpa.org.uk/website/default.asp?SID=1244&SkinID=5

\textsuperscript{256} As above, page 5.

\textsuperscript{257} As above, pages 30-32.

\textsuperscript{258} Visitors and Residents Survey, Pembrokeshire Coast National Park Authority, Background Paper, pages 9,13,16, 19,20 weblink: http://www.pcnpa.org.uk/website/default.asp?SID=1245&SkinID=5

\textsuperscript{259} Sustainable Transport, Background Paper, page 13-14 weblink: http://www.pcnpa.org.uk/website/default.asp?SID=1245&SkinID=5

\textsuperscript{260} Definitions

Frequent – services at least hourly, six days a week, including journeys suitable for travel to and from work, schools, morning and afternoon shopping.

Strategic – services at times suitable for travel to and from work, schools, morning and afternoon shopping, generally a minimum of 5 journeys a day – the minimum level considered necessary to be able to have a reasonable degree of mobility without private transport.

Daily – services on at least 5 days a week, but lacking one or more of the features necessary to be strategic.
Saundersfoot, Tenby and Manorbier Station. Penally and Lamphey are outside the National Park boundary but in close proximity to National Park communities.

1.118. Strategic road and rail routes lie predominantly outside the National Park but are a fundamental means of access to and around the Park. The National Park is a narrow strip for the most part and so roads weave in and out of the boundary. Routes between various points within the National Park often rely on roads or rail services outside the National Park. The Wales Spatial Plan Key Settlement Framework 2021 looks to interventions to develop rural transport schemes, improving public transport corridors and interchanges and the regional and local road network (TRA40, TRA4076, TRA477 and the A478). These routes lie outside the National Park with the exception of the A478 which terminates in the National Park at Tenby. Park and Ride schemes are also referred to. Improvements in the national cycle network and road safety are also identified as interventions.261

1.119. The South West Wales Regional Transport Plan was planned for submission to the Welsh Assembly Government in September 2009. The Plan runs from 2010 to 2015. The strategy of the Plan is to:

- Improve land use and transport planning;
- Improve strategic east/west road and rail links;
- Improve strategic bus corridors;
- Promote integration between sustainable travel choices;
- Improve safety in transport;
- Provide more and better information on the range and use of sustainable transport options;
- Improve linkages between key settlements and strategic employment sites; and
- Improve the efficiency of the highway network.

1.120. The trunk road priorities for the Plan area are set out in the Plan. The only improvement which directly affects the National Park is the improvements to the TRA40 which are currently being undertaken. The Transport Plan includes reference to further improvements to the TRA40 west of St Clears including dualling if the business case is proven.

1.121. The Plan also lists projects which have passed the prioritisation screening process, but individual projects are not prioritised as SWWITCH believes that this can only be achieved once full project appraisal has taken place and once the level of funding available for the 5 year programme is known. Projects directly affecting the National Park are:

- Haverfordwest to Tenby via Pembroke Dock bus corridor;
- Haverfordwest to Tenby via Narberth bus corridor;
- Haverfordwest to Fishguard via St Davids bus corridor;
- Tenby bus focal point;
- St Davids pedestrian links; and
- Tenby Park and Ride.

1.122. Circular 125/77 Roads and Traffic – National Parks advises that in assessing traffic needs within the Parks, restraint should be exercised in considering improvements to accommodate visitor traffic and…improvements to roads leading to or within ‘remote’ areas should be limited to those essential for local traffic.

Infrequent – services on one to four days a week.
Very Infrequent – services on school days only, summer only or less than weekly

261 Wales Spatial Plan, Pembrokeshire Haven, Key Settlement Framework 2021, February 2007, pages 28-29
Weblink: www.pcnpa.org.uk/website/default.asp?SID=12478&SkinID=5
1.123. Communication targets in the Community Plan for Pembrokeshire relevant for the National Park include increasing the number of passenger trips by bus and passenger trips by community and unconventional transport services.\footnote{A Community Plan for Pembrokeshire 2003/08, Version 2 November 2006, Pembrokeshire Community Planning & Leadership Partnership, page 14 Weblink: www.pcnpa.org.uk/website/default.asp?SID=1242&SkinID=5}
Appendix 2 Allocations

Where considered necessary further advice is provided on some of the allocations proposed in the Plan.

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Location</th>
<th>Commentary</th>
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<tbody>
<tr>
<td>EMPLOYMENT</td>
<td></td>
<td></td>
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<tr>
<td>EA748</td>
<td>South of St David’s Assemblies, St Davids</td>
<td>The upgrading of the whole length of Glasfryn Road is required prior to development of any part of this site. It is considered that the housing allocation HA737 can fund this road improvement (costs calculated in June 2006) using the Three Dragon’s Toolkit. However, Pembrokeshire County Council is also exploring public funding options that might assist in the delivery of this road improvement and this employment site.</td>
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<tr>
<td>HOUSING</td>
<td></td>
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<tr>
<td>HA377</td>
<td>Brynhir Tenby</td>
<td>Site has been extended to the south to include land north of the Tenby cemetery which will assist with open space contribution at the site. There is no change to the number of dwellings expected as a result of this. Development must take account of the archaeological potential and trees at the site. A study will be required to assess capacity of the sewage treatment works, to be funded by the developer. Phasing is also proposed to help the development be absorbed into the town. Please also see options for low and zero carbon renewable technologies available for this site in the Background Paper “Housing Site Assessment – Options for low and zero carbon technologies”. Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment. Access to this site will be via a new access directly onto the A478 to the north.</td>
</tr>
<tr>
<td>HA723</td>
<td>Former Cottage Hospital, Tenby</td>
<td>This site may be required to provide access to the Rectory car park site to the south. Potential contamination and archaeology are considerations.</td>
</tr>
<tr>
<td>HA724</td>
<td>Rectory Car Park, Tenby</td>
<td>Redevelopment of this site has the potential to enhance this area of Tenby by providing an extension of the strong architecture along the Esplanade. Residents parking will be required as part of the redevelopment. The site currently provides some car parking for hotels in the vicinity and the need to address this and satisfy essential car parking requirements for this area will form part of any redevelopment proposal, and consideration of a wider parking and traffic management study. A study will be needed to assess the capacity of the sewage treatment works, to be funded by the developer. Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment.</td>
</tr>
<tr>
<td>HA752</td>
<td>Butts Field Car Park, Tenby</td>
<td>Appropriate access must be achieved along with an appropriate role for public car parking. Any studies for sewer system capacity/flows must be funded by the developer. Please also see options for low and zero carbon renewable technologies available for this site in the Background Paper “Housing Site Assessment – Options for low and zero carbon technologies”. Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment.</td>
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<tr>
<td>HA760</td>
<td>Reservoir Site, Tenby</td>
<td>The site is contained within an area which acts as a green corridor. The role of the area as a green corridor will need to be continued. The potential access opportunities to this site rely on the development of Butts Field to the south. This site is more likely to come forward during the later stages of the plan. Any studies for sewer system capacity/flows must be funded by the developer. Archaeological remains may also be present. Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment.</td>
</tr>
<tr>
<td>HA727</td>
<td>West of Narberth Road, Tenby</td>
<td>Access is technically achievable but will require acquisition of 3rd party land to achieve adequate visibility splay to the south.</td>
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<tr>
<td>HA737</td>
<td>West of Glasfryn Road, St</td>
<td>The upgrading of the whole length of Glasfryn Road is required prior to</td>
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<tr>
<td>Site Reference</td>
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<tr>
<td>Davids</td>
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<td>development of any part of this site. It is considered that the housing allocation HA737 can fund this road improvement (costs calculated in June 2006) using the Three Dragon’s Toolkit. However, Pembrokeshire County Council is also exploring public funding options that might assist in the delivery of this road improvement. The sewage treatment works may require upgrading to accommodate development but no investment bid has been included in the current programme. Development may have to be delayed until after 2015 if a developer funded study shows the sewage treatment works to have insufficient capacity unless the developer(s) pays for any necessary improvements. Phasing is also proposed to help the development be absorbed into the town. Please also see options for low and zero carbon renewable technologies available for this site in the Background Paper “Housing Site Assessment — Options for low and zero carbon technologies”. Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment.</td>
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<tr>
<td>HA789 Adjacent to Ysgol Bro Dewi, Nun Street, St Davids</td>
<td></td>
<td>Additional planting within the site, particularly within the north-western portion will be required to assimilate this site into the sensitive landscape.</td>
</tr>
<tr>
<td>HA625 North of Feidr Eglwys, Newport</td>
<td></td>
<td>Development of this site will need to respect the character and setting of the Conservation Area and church and additional and significant planting within the site area will be required. The density of development will need to limited to 12 dwellings to ensure that it does not harm the character of the area and to meet access constraints. It is not known whether there is an archaeological resource on site which would further constrain the development of this site. Geophysical survey and trial trenching are recommended by Dyfed Archaeological Trust prior to submitting an application in order to ascertain the type and extent of the resource. Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment.</td>
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<tr>
<td>HA220 Caravan Park, Parrog Road, Newport</td>
<td></td>
<td>The number of units on this site is restricted by the junction of Parrog Road with the A487. Additional landscaping along the northern boundary of the site is required to help assimilation in the landscape.</td>
</tr>
<tr>
<td>HA750 Depot Site, Crymych</td>
<td></td>
<td>This site is located at the southern edge of Crymych. Well designed perimeter planting to the site is required to achieve enhancement of the local landscape character.</td>
</tr>
<tr>
<td>HA734 South Driftwood Close, Broad Haven</td>
<td></td>
<td>The upper edges of any development should be well-vegetated to provide definition to the edge and properly assimilate any development into the landscape which will enhance the special qualities of the National Park. Improvements are needed to the sewage treatment works. If the works are not included in Dwr Cymru’s programme of improvements (due November 2009) then developer contributions will be required to upgrade the sewerage system. Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment.</td>
</tr>
<tr>
<td>HA704 Junction of Sandyke Road and Millmoor Way, Broad Haven</td>
<td></td>
<td>See housing site HA813 New Hedges for advice from the Coal Authority which also relates to this site. A future growth arrow indicates that further land is considered suitable for development beyond the plan period to the south-east of the allocated site, at a similar density. Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment.</td>
</tr>
<tr>
<td>HA382 Castle Way, Dale</td>
<td></td>
<td>An estate road is required to access the development of this site.</td>
</tr>
<tr>
<td>HA732 East of Herbrandston Hall, Herbrandston</td>
<td></td>
<td>A flood consequence assessment will be required due to potential sewer system overload/capacity levels. A buffer zone of 7m alongside the stream is required.</td>
</tr>
<tr>
<td>HA436 North of Landway Farm, Jameston</td>
<td></td>
<td>The Environment Agency would object to any new development until the pumping station is upgraded and adopted. This area lies on a Major Aquifer and source protection zone 3.</td>
</tr>
<tr>
<td>HA821 Green Grove, Jameston</td>
<td></td>
<td>The acceptable relocation of the agricultural shed would be a determining factor.</td>
</tr>
<tr>
<td>Site Reference</td>
<td>Location</td>
<td>Commentary</td>
</tr>
<tr>
<td>----------------</td>
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</tr>
</tbody>
</table>
| HA730          | Opposite Bush Terrace, Jameston | Planting to the south of the site would help to assimilate the stark line of houses on the skyline and help to reduce the obtrusive farm buildings nearby to the west. This requires a substantial planting belt, with new hedgebank boundary features, which would help to preserve and enhance the character of the landscape. Landscaping and planting, sensitive architectural design and density and a development pattern which reflects existing building within Jameston will be important considerations in mitigating impact on the historic environment.

A study will be required to assess the capacity of the sewage treatment works, and the developer will be required to pay for the study. If there is insufficient capacity, the development of the site will be delayed until after 2015, unless the developer also funds the improvements. Phasing is also proposed to help the development be absorbed into the village. |
| HA559          | Adjacent Home Farm, Lawrenny | Development of this site requires retention of a soft landscape edge to the north. Suitable relocation of the existing farm buildings is required prior to development proceeding. There may be archaeological remains at this site which is a consideration. Phasing is also proposed to help the development be absorbed into the village. Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment. |
| HA848          | Field opp Manorbier VC School, Manorbier Station | Retention of as many as possible of the existing trees will ensure that the site assimilates well with the surrounding development and ecological connectivity is retained. Both sewerage and sewage treatment capacity may need to be upgraded as a result of the development of this site. A study will be required, to be paid for by the developer. Any improvements required prior to 2015 will need to be paid for by the developer. Phasing is also proposed to help the development be absorbed into the village. Part of this site may also be required for a children’s play space. In order to ensure that every opportunity is taken to mitigate the impact and compensate for any loss, the following will be required prior to the development of the site. A tree survey and bat survey, the results of which will guide the scale of development. Any loss of habitat will require compensatory provision in relation to the potential to enhance existing linear features and connectivity at hedgebanks, scrub or field margins within the local area. Such potential is likely to be away from street lighting and less disturbed. It should be noted that a Tree Preservation Order TPO121 is now in place for trees along the eastern boundary of the site. |
| HA813          | Rear of Cross Park, New Hedges | Well designed perimeter planting is required to assist assimilation in the landscape. A substantive planted buffer is required to the south of the site. Parts of the sewerage network suffer from hydraulic overloading, and development in advance of Dwr Cymru improvements (not currently timetabled) will need to be funded by the developer. A study will be required to establish whether any improvement is required to the sewerage treatment works and the developer will be required to fund the study. There may also be a requirement to divert or protect assets prior to development. |
### Technical advice

Technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning any works on site. All proposals should apply good engineering practice used in mining areas. No development should be undertaken which intersects, disturbs or interferes with any coal seams, coal mine workings or mine entries without the permission of The Coal Authority, to do so would constitute trespass. Developers should be aware that the investigation of coal seams or coal mine workings may have the potential to generate and/or displace underground gases; and these risks both under and adjacent to the development site should be fully considered in any proposals.

### Commentary

- **HA384**  
  Adjacent to Bro Dawel, Solva  
  The County Council committed to Solva Community Council in January 2000 that it would not allow this site to be developed without arrangements being in place for the provision of recreational facilities. The County Council also committed to the relocation of the existing football pitch. The County Council could not give an undertaking that the County Council itself would provide the facilities or the relocation itself. Improvements are needed to the sewage treatment works. If the works are not included within Dwr Cymru’s programme of improvements (due November 2009) then developer contributions will be required to upgrade the sewerage system. Phasing is also proposed to help the development be absorbed into the village.  
  Land has not been allocated for a replacement football pitch at Solva. A development brief has previously been prepared by the National Park Authority which demonstrates that this site can accommodate a junior pitch, tennis court and 18 houses. Such facilities will need to be assured as part of this site allocation.

- **HA792**  
  Bank House, Whitchurch Lane, Solva  
  This is the walled garden of Bank House, a Listed Building. The wall is a curtilage feature and therefore included in the listing - the roadside wall in particular is a prominent feature. Development of the site will need to respect the setting of the Listed Building. Improvements are needed to the sewage treatment works. If the works are not included within Dwr Cymru’s programme of improvements (due November 2009) then developer contributions will be required to upgrade the sewerage system. Phasing is also proposed to help the development be absorbed into the village.

- **Land north of Bro Dawel, Solva**  
  A ‘future growth’ arrow indicates that further land is considered suitable for development beyond the plan period in this area of the settlement.

### MIXED USES

- **MA710**  
  Sergeants Lane, Tenby  
  Redevelopment in the form of commercial / craft units at the ground floor could be supported by integral residential accommodation above, or separate units provided these can be separately accessed. The potential for archaeological remains will be a consideration as will be the importance of retaining the historic character and existing buildings.

- **MA707**  
  White Lion St/Deer Park, Tenby  
  The site presents a suitable opportunity for sensitive redevelopment within Tenby, bringing under used buildings into commercial and residential use. Further investigations are required however in relation to the sewerage treatment and network capacity, and a study will be required to be funded by the developer. The potential for archaeology will be a consideration. Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment.

- **MA746**  
  Between Glasfryn Road and...  
  Site may be suitable for craft or workshop type developments with parking in...
<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Location</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA776</td>
<td>Land at Broad Haven north east of Marine Road</td>
<td>Access into this site will need to be provided from the B4341. The site is allocated for 20 houses, 5 workshops and land for a village hall. Improvements are needed to the sewage treatment works. If the works are not included in Dwr Cymru’s programme of improvements (due November 2009) then developer contributions will be required to upgrade the sewerage system. See HA813 (housing allocation for New Hedges) for comments from the Coal Authority which also refer to this site. A green corridor is to be provided along the western boundary of the site linking the open space identified to the north and south of the site. Hedgebanks are to be constructed either side of the path with a 3m wide path between.</td>
</tr>
<tr>
<td>MA895</td>
<td>Land part of Buttylands, Manorbier Station</td>
<td>Both sewerage and sewage treatment capacity may need to be upgraded as a result of the development of this site. A study will be required, to be paid for by the developer. Any improvements required prior to 2015 will need to be paid for by the developer. A requirement has been identified to safeguard land for future potential expansion or development of the school immediately to the south of the site. Part of this site may also be required for children’s play space. There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal. Alternatively the nearest gravity public sewer is approximately 600m from the site both sewerage and sewage treatment capacity may need to be upgraded as a result of the development of this site.</td>
</tr>
<tr>
<td>MA733</td>
<td>Land adjacent to the school St Ishmaels</td>
<td>This is a large site and additional planting and landscaping will be required to assimilate it into the landscape. Access is available from the main village road near the school and further along this lane to the west into the north-west corner of the site. The sewage treatment works may require upgrading to accommodate development but no investment bid has been included in the current programme. Development may have to be delayed until after 2015 if a developer funded study shows the sewage treatment works to have insufficient capacity unless the developer(s) pays for any necessary improvements. Phasing is also proposed to help the development be absorbed into the village. Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment.</td>
</tr>
<tr>
<td>MA232</td>
<td>Land adjacent to the Business Park, Feidr Pen y Bont, Newport</td>
<td>Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment.</td>
</tr>
</tbody>
</table>

**ROAD /CYCLE SCHEMES**

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Location</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>RI1</td>
<td>Newhouse Bridge Improvement, A4075</td>
<td>Indication on file from 1971 that land was acquired for the scheme but no detailed records exist of a land exchange or highway dedication. Notwithstanding this, the culvert under the existing road appears to have been extended, presumably an advance element of the realignment scheme. The road to the south of Newhouse has been realigned to accommodate the access into the Bluestone Holiday Village. Proposals are also in hand to widen the highway verge north of Newhouse to provide improved visibility from the Eagle Lodge crossing. With increased vehicular flows resulting from the nearby Oakwood Theme Park and Bluestone Holiday Village, this minor realignment scheme is considered desirable not only to improve visibility on the inside of the bend but to allow sufficient width of verge to accommodate a facility for pedestrians. The nearest bus stop for the above attractions is at</td>
</tr>
<tr>
<td>Site Reference</td>
<td>Location</td>
<td>Commentary</td>
</tr>
<tr>
<td>----------------</td>
<td>----------</td>
<td>------------</td>
</tr>
<tr>
<td>R12</td>
<td>Shared Use Path south of Carew Castle</td>
<td>Canaston Bridge and there is also a network of public rights of way in this area which link through to the top end of this scheme.</td>
</tr>
<tr>
<td>R13</td>
<td>St Petrox Bends Improvement</td>
<td>RI2 Shared Use Path south of Carew Castle Missing link between the developing network of shared use paths alongside the A477 trunk road and the Carew Castle and Tidal Mill. Will provide access for walkers (including wheelchair users) and cyclists between Milton, Sagenston and Carew with potential for further linkage to and from local communities situated just outside the National Park. The shared use path will run on the field side of the existing highway boundary.</td>
</tr>
<tr>
<td>R14</td>
<td>Fan Road/B4316 Junction Improvement, Saundersfoot</td>
<td>Originally intended to be a major realignment of the bends, the current proposal is relatively low key with localised widening and visibility improvement only. The road is narrow and poorly aligned with relatively high traffic flows during the summer months. It is also used as an access route for large military vehicles heading to and from the Castlemartin Range. It has been the scene of a number of road traffic collisions involving personal injury during recent years. The primary objective of the proposal is to reduce the accident potential.</td>
</tr>
<tr>
<td>R15</td>
<td>Gumfreston to Tenby Phase 3</td>
<td>RI4 Fan Road currently meets the B4316 road at an acutely angled priority junction with generally poor visibility. Its alignment was determined by the route of the former mineral railway line along which it runs. At the present time the alignment of this junction makes manoeuvres between the B4316 and Fan Road to and from Pentlepoir relatively easy whilst others are very difficult. Both the junction and Fan Road itself have a higher than average road traffic accident record. The junction realignment should help to reduce the potential for accidents at the junction and the more perpendicular approach of Fan Road should discourage right turns into Fan Road. Any reduction in traffic flow along Fan Road will help to reduce the accident rate along this road. This along with other complementary measures will make it safer for vulnerable road users such as pedestrians heading to and from Saundersfoot Railway Station.</td>
</tr>
<tr>
<td>R16</td>
<td>Glasfryn Road Improvement, St Davids</td>
<td>This is the final phase of a long standing strategy to improve this approach into Tenby from the A477 trunk road at Sagenston. It is a particularly busy road during the peak summer season with traffic generated by major attractions along the B4318 road and beyond. A number of road traffic collisions involving personal injury have occurred in this area during recent years. The improvement will improve forward visibility and help reduce the accident potential. It will be designed in a manner that minimises the risk of flooding between the Knightston Brook culvert and Heywood Lane junction. It will also allow for the provision of improved pedestrian facilities along Clickett Lane and potential to increase parking provision at Tenby Leisure Centre.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The favoured improvement involves a widening of Glasfryn Road and the provision of a small roundabout at its southern end. This offers the potential to attract through traffic, alleviating congestion in the city centre and making it possible to consider environmental and safety improvements. The scheme will incorporate facilities for pedestrians with improved access for pupils walking to Ysgol Dewi Sant. It will provide safer access and egress from properties along the road and improved forward visibility. The roundabout will create a ‘Gateway’ feature on the Haverfordwest approach into the city. This will in turn encourage day visitors to use the Grove Car Park and the St Davids Visitor Centre.</td>
</tr>
</tbody>
</table>

**CAR PARKS**

<table>
<thead>
<tr>
<th>Car Park Reference</th>
<th>Location</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>CP828</td>
<td>Manorbier Station</td>
<td>This car park is adjacent to the railway station and is intended to provide an opportunity for improved sustainability at this location.</td>
</tr>
<tr>
<td>CP829</td>
<td>Land at Saundersfoot Railway Station, Pentlepoir</td>
<td>This car park is adjacent to the railway station and is intended to provide an opportunity for improved sustainability at this location.</td>
</tr>
</tbody>
</table>
### Appendix 3 Safeguarding Installations

<table>
<thead>
<tr>
<th>Safeguarding Authority</th>
<th>Safeguarding Installation</th>
<th>Specification of Safeguarding Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ministry of Defence</td>
<td>Crug - y - Gorllwyn mast</td>
<td>Mast is in Carmarthenshire but safeguarding zones for development over 10.7, 15.2 and 45.7 metres in height extend into the Pembrokeshire Coast National Park.</td>
</tr>
<tr>
<td>Ministry of Defence</td>
<td>Brawdy Airfield</td>
<td>Zone for development exceeding 45.7 metres in height extends into the Pembrokeshire Coast National Park.</td>
</tr>
<tr>
<td>Ministry of Defence</td>
<td>Manorbier Air Defence Range</td>
<td>Consultation zones for any development, development over 10.7, 15.2 and 45.7 metres in height, and development involving high voltage overhead power lines extend beyond the boundary of the Range.</td>
</tr>
<tr>
<td>Ministry of Defence</td>
<td>Castlemartin Range</td>
<td>Consultation Zones for certain types of development extend beyond the range boundary.</td>
</tr>
<tr>
<td>Pembroke County Council</td>
<td>Haverfordwest Airfield</td>
<td>Zones for development exceeding 15, 45, 90 metres in height extend into the Pembrokeshire Coast National Park.</td>
</tr>
<tr>
<td>West Wales Airport</td>
<td>Aberporth Airfield</td>
<td>Zones for development exceeding 90 metres in height, and zone for development involving major tree planting schemes, mineral extraction, quarrying, refuse tip, reservoir, sewage works, nature reserve, bird sanctuary, and connected with aviation use extend into the Pembrokeshire Coast National Park.</td>
</tr>
<tr>
<td>Health and Safety Executive</td>
<td>Milford Haven - Aberdulais LNG connector</td>
<td>Only a small part in the Pembrokeshire Coast National Park adjacent to the South Hook LNG terminal.</td>
</tr>
<tr>
<td>Health and Safety Executive</td>
<td>South Hook LNG</td>
<td>Safeguarding zone within the Pembrokeshire Coast National Park is mostly within the extent of the LNG site.</td>
</tr>
</tbody>
</table>
Appendix 4 Monitoring

The Authority will submit to the Welsh Assembly Government an annual monitoring report. This will include:

- Nationally derived indicators
- Significant contextual change
- Sustainability monitoring
- Strategy monitoring
- Policy monitoring as appropriate.

To guide overall strategy monitoring below are set out key outcomes anticipated from the Plan’s objectives, along with potential indicators, and a means of measuring or assessing change. Also nationally derived indicators are set out.

### Special Qualities

Key outcomes

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

<table>
<thead>
<tr>
<th>Key Outcome</th>
<th>Policy Title</th>
<th>Policy No.</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Landscape, Biodiversity, Historic &amp; Natural Environment &amp; Welsh Language</td>
<td>Policy 8</td>
<td>Approvals contrary to Policy 8.</td>
<td>0 approvals.</td>
</tr>
</tbody>
</table>

### Major Development, the Potential for Growth

Key outcomes

(5) Development takes place in accordance with the strategy of the Local Development Plan.

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

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

---

<table>
<thead>
<tr>
<th>Key Outcome</th>
<th>Policy Title</th>
<th>Policy No.</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1a)</td>
<td>All</td>
<td>All</td>
<td>Approvals contrary to recommendation</td>
<td>0 approvals</td>
</tr>
<tr>
<td>(1b)</td>
<td>National Park purposes and Duty Policy (overarching policy)</td>
<td>Policy 1</td>
<td>Developments which engage the ‘Sandford principle.’ - where conflict between the two national park purposes becomes acute, the first one must prevail. Carrying out the socio-economic duty in National Parks must be in pursuance of the purposes. (overarching indicator)</td>
<td>0 approvals within or impacting on the National Park which breach the Sandford principle or which result in conflicts between the duty and purposes. (overarching target)</td>
</tr>
<tr>
<td>(2)</td>
<td>Visitor Economy Employment Sites &amp; Live/Work Units Housing Community Facilities &amp; Infrastructure Requirements</td>
<td>Policy 35 (Policy 42d) Policy 44c) and third last paragraph Policy 47</td>
<td>0 approvals contrary to policies that prioritise certain uses seen to sustain communities in the plan Use targets for the delivery of affordable housing and employment. Also 0 approvals contrary to policies seen to protect and provide for community facilities and infrastructure</td>
<td></td>
</tr>
<tr>
<td>(3)</td>
<td>Major Development WAG National Planning Policy</td>
<td>WAG National Planning Policy</td>
<td>Proposals that engage the major development test in their assessment.</td>
<td>0 approval of major development unless exceptional circumstances are proven.</td>
</tr>
<tr>
<td>(3)</td>
<td>Minerals WAG National Planning Policy</td>
<td>WAG National Planning Policy</td>
<td>Applications for minerals development.</td>
<td>0 approval of new minerals sites over the plan period unless exceptional circumstances are proven.</td>
</tr>
</tbody>
</table>

**Climate Change, Sustainable Design, Flooding, Sustainable Energy**

**Key outcomes**

(4) Development achieving high standards in terms of sustainable design with all new dwellings meeting the standards set out in national planning policy.\(^{264}\)

\(^{264}\) 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.
(5) The National Park contributing to renewable energy generation.

(6) No vulnerable development\textsuperscript{265} in areas which would be at risk of flooding both now and in the long term and with no negative impacts elsewhere.

<table>
<thead>
<tr>
<th>Key Outcome</th>
<th>Policy Title</th>
<th>Policy No.</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>Sustainable Design</td>
<td>Policy 20</td>
<td>• Incorporation of renewable energy technology within scheme • Schemes engaging with the Code for Sustainable Homes</td>
<td>Relevant schemes incorporating renewable energy technologies • 100% meeting national policy requirements</td>
</tr>
<tr>
<td>(2)</td>
<td>Renewable Energy</td>
<td>Policy 21</td>
<td>The capacity of renewable energy developments permitted and installed</td>
<td>Planning permissions to contribute to an overall Renewable Electricity Target for the National Park of 4.91GWh Planning permissions to contribute to an overall Renewable Heat Target for the National Park of between 35.2 to 40.7 GWh.</td>
</tr>
<tr>
<td>(3)</td>
<td>Flooding &amp; Coastal Inundation</td>
<td>Policy 34 Welsh Assembly Government Core Indicator</td>
<td>Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v) Development is not permitted where the long term scenario (in the next 60 year) would fail the tests set out above.</td>
<td>None.</td>
</tr>
<tr>
<td></td>
<td>Location of Growth</td>
<td>Welsh Assembly Government Core Indicator</td>
<td>Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and</td>
<td>33% of the housing land supply on previously developed land. 45% of the</td>
</tr>
</tbody>
</table>

\textsuperscript{265} ‘Vulnerable developments’ are defined in the Technical Advice Note 15: Development and Flood Risk on flooding, please see Figure 2 page 7: weblinkhttp://new.wales.gov.uk/docrepos/403821/epc/planning/403821/403821/403821/(560)_july04-tan15-e.pdf?lang=en
Visitor Economy, Employment

Key outcomes

(4) New employment, live/work and mixed use sites provided (estimated 5.6 hectares) and existing sites safeguarded.

(5) A range of holiday accommodation is available to meet the varying needs of visitors

(6) Recreational and visitor activities do not damage the special qualities of the National Park

<table>
<thead>
<tr>
<th>Key Outcome</th>
<th>Policy Title</th>
<th>Policy No.</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1a)</td>
<td>Employment Sites &amp; Live/Work Units</td>
<td>Policy 42 Welsh Assembly Core Indicator</td>
<td>Net employment land supply (ha/sq m)</td>
<td>5.6 hectares over the plan period.</td>
</tr>
<tr>
<td>(1a)</td>
<td></td>
<td>Policy 43</td>
<td>Protection of employment sites</td>
<td>0 approvals of loss of employment sites except where justified within the terms of the policy.</td>
</tr>
<tr>
<td>(2)</td>
<td>Visitor Accommodation</td>
<td>Policy 35</td>
<td>Accommodation (camping, caravan, self catering) levels</td>
<td>Maintain current levels of provision except where loss of hotel is proven.</td>
</tr>
<tr>
<td>(3)</td>
<td>Special Qualities</td>
<td>Policy 8</td>
<td>Proposals for recreational activity approved contrary to 8.</td>
<td>0 approvals.</td>
</tr>
</tbody>
</table>

Affordable Housing and Housing Provision

Key outcomes

(4) An estimated 1,600 new dwellings are provided of which a minimum of 530 new affordable homes are provided.

(5) 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.

(6) A higher density of development is achieved – a minimum of 30 dwellings to the hectare in the Local Development Plan’s Centres.
<table>
<thead>
<tr>
<th>Policy Title</th>
<th>Policy No.</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>Welsh Assembly Government Core Indicator</td>
<td>The housing land supply taken from the current Housing Land Availability Study (TAN1)</td>
<td>Minimum 5 years supply.</td>
</tr>
<tr>
<td>Policy 32</td>
<td>Welsh Assembly Government Core Indicator</td>
<td>The number of net additional affordable and general market dwellings built. (TAN 2)</td>
<td>530 affordable dwellings over the plan period. 1000 general market dwellings built. In total an annual completion rate of 90 per annum.</td>
</tr>
<tr>
<td>Policy 44</td>
<td>Welsh Assembly Government Core Indicator</td>
<td>Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units).</td>
<td>Allocations - 100% permitted by the end of the plan period on allocated sites. As % of total development permitted -</td>
</tr>
<tr>
<td>Community Facilities &amp; Infrastructure Requirements</td>
<td>Policy 47</td>
<td>Approvals for loss of community facilities.</td>
<td>0 approvals unless justified by the policy framework.</td>
</tr>
</tbody>
</table>

**Community Facilities, Retailing, Transport**

**Key outcomes**

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

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

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

(7) 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 – to set out in the Deposit Local Development Plan.
<table>
<thead>
<tr>
<th>Key Outcomes</th>
<th>Policy Title</th>
<th>Policy No.</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Welsh Assembly Government Core Indicator.</td>
<td>Amount of greenfield and open space lost to development (ha) which is not allocated in the plan.</td>
<td>Greenfield - 0 % except for exceptional land released for affordable housing or community facility provision. Open Space lost - 0 % except where, with playing fields, facilities can be best retained and enhanced through the redevelopment of a small part of the site or alternative provision can be made of equivalent benefit or there is excess provision in the area.</td>
<td></td>
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</tr>
<tr>
<td>(2) Retail in the National Park Policy 48</td>
<td>Percentage of vacant retail floor space.</td>
<td>Target to be 10%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(3) Sustainable Transport Policy 51</td>
<td>Approvals for development without providing appropriate access for vehicles, cyclists and pedestrians.</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(3) Policy 52</td>
<td>Approvals for development causing significant concerns regarding potential transport impacts.</td>
<td>0</td>
<td></td>
<td></td>
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<tr>
<td>(4) Waste</td>
<td>Amount of waste management capacity permitted expressed as a percentage of total capacity required, as identified in the Regional Waste Plan</td>
<td>1.5 hectares or 100% (if not provided for outside the National Park in conjunction with Pembrokeshire County Council’s provision).</td>
<td></td>
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</tr>
</tbody>
</table>