

**Pembrokeshire Coast National Park Local
Development Plan (Replacement) Preferred Strategy
2015-2031 (Draft Summary)**

Pembrokeshire Coast National Park Authority

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Introduction

The replacement Local Development Plan will guide development and use of land in the National Park until 2031.

Monitoring of the current Local Development Plan showed that a full revision of the current Plan was needed. The replacement Local Development Plan will contain the Pembrokeshire Coast National Park Authority's main planning and development strategies until 2031, which will aim to address key issues, including:

- Ensuring government planning policy which is unique to National Parks is appropriately applied.
- Addressing factors contributing to climate change and managing and adapting to climate change.
- Prioritising the release of land to address local communities' needs
- Sustaining and diversifying the countryside and visitor economy.
- Tackling affordable housing need.
- Protecting and enhancing local Centres.

As part of this, the Plan will identify pieces of land where building will be allowed and where it will not, as well as setting out the planning framework against which all planning applications in the Pembrokeshire Coast National Park will be considered. Sites will be shown in the Deposit Local Development Plan.

The Preferred Strategy and associated documents are available to view and download at the National Park Authority's website: [insert web address when ready](#).

Note: – this document is a bilingual summary of the Preferred Strategy and therefore should not be used for planning purposes. The Preferred strategy outlines the overall strategy of the Local Development Plan whilst the Deposit Plan is the final detailed draft Plan.

The Vision for the Pembrokeshire Coast National Park

Development continues to respect and where possible enhance the special qualities. This means that the Park's population will not be able to increase significantly. The limited opportunities for development that can be made available are wherever possible made available for development that contributes most to sustaining local communities where compatible with the statutory National Park purposes.

Tenby, Newport, Saundersfoot, St Davids and many of the National Park's more rural communities have accommodated additional growth in housing in order to facilitate the delivery of affordable housing for the communities of the National Park. Employment development has been focussed at the Plan's Centres (see next paragraph). The National Park countryside continues to be the setting for many diverse interests and activities including farm diversification schemes and the conversion of buildings to various uses along with some limited housing opportunities.

New development has been predominantly directed to communities linked by a convenient, low-impact and affordable public transport network, i.e., the Plan's Centres. Significantly, improved cycle and public rights of way networks provide a clean and

easily accessible means of transport for our communities as well as support for increased recreational activity.

In common with the rest of the United Kingdom, the Park has been adapting to the changing climate. Development is more sustainable in design. There is, in new development, a distinctive but subtle vernacular building style that combines the best of the old with the best of the new. Renewable energy generation schemes are more popular. Development has been directed away from areas that are or will be prone to inundate or flood.

The Park benefits from being an unbeatable socially inclusive year-round visitor destination concentrating on its strengths: low impact marine and coastal recreation, access to wildlife-rich countryside, and peace and quiet.

Local Development Plan Policies

The Local Development Plan contains the following 19 strategic policies which will deliver the Vision and are supported by more detailed policies of the Plan.

Strategic Policies

Policy 1 National Park Purposes and Duty

There is one overarching policy in the Plan which deals with National Park purposes and duty.

By law the Plan must conserve and enhance the natural beauty, wildlife and cultural heritage of the Park and promote opportunities for the understanding and enjoyment of the special qualities by the public. Given that it is a living landscape with a resident population in taking forward the purposes there is also a duty to foster the economic and social well-being of local communities.

Policy 2 Tenby Local Service and Tourism Centre (Tier 2) (Strategy Policy)

Policy 3 Newport Local Centre (Tier 3) (Strategy Policy)

Policy 4 Saundersfoot Local Centre (Tier 3) (Strategy Policy)

Policy 5 St Davids Local Centre (Tier 3) (Strategy Policy)

Policy 6 Rural Centres (Tier 4) (Strategy Policy)

Policy 7 Countryside (Tier 5) (Strategy Policy)

The spatial strategy directs growth to the main Centres in the National Park (Tenby, Newport, Saundersfoot and St Davids) but also helps sustain rural Centres and the countryside. Limited growth is anticipated for Rural Centres and certain types of

development are allowed in the countryside such as rural enterprise dwellings and the conversion of buildings.

The approach fits with neighbouring authorities' Plans. – see Key Diagram_attached.

Policy 8 Special Qualities (Strategy Policy)

The special qualities of the National Park are those characteristics and features that make the National Park unique. The aim is to ensure that development conserves and enhances those qualities.

Policy 20 Scale of Growth (Strategy Policy)

The scale of growth anticipated is limited:

- Market housing is provided to enable affordable housing delivery. Population growth is in decline.
- Employment is anticipated to be small scale (less than 2 hectares). Larger sites are provided for outside the National Park
- Given landscape sensitivities the potential is primarily for small scale renewable energy proposals.
- Assessments of landscape show that there are very limited opportunities for new or extended caravan and camping sites.
- Minerals development can only take place in exceptional circumstances.
- Waste facilities will need to predominantly serve the National Park.
- Coastal development will see onshore facilities linked to proposals offshore and the sustaining of harbours. National policy does not encourage marina developments.
- For shopping, Tenby, Saundersfoot, St Davids and Newport are performing well and the approach is to encourage sympathetic regeneration meeting the needs of local communities and visitors.

Policy 29 Sustainable Design (Strategy Policy)

The aim of the policy is to ensure that by 2031 development is more sustainable in design.

Policy 33 Renewable Energy (Strategy Policy)

The policy provides support for renewable energy proposals which respect the special qualities of the National Park.

Policy 34 Flooding and Coastal Inundation (Strategy Policy)

The policy seeks to direct development away from areas at risk from flooding and to defend the coast in line with the Shoreline Management Plan for the area.

Policy 35 Visitor Economy (Strategy Policy)

The policy seeks to not add substantively to visitor accommodation but to ensure quality accommodation is available for a range of pockets with some additional caravan and camping pitches. Some self-catering is allowed where there isn't a priority to meet affordable housing needs. Visitor attractions are directed to the Centres with countryside locations reserved for those for which a countryside location is essential.

Policy 42 Employment Sites and Live/Work Units (Strategy Policy)

Small scale employment proposals (less than 2 hectares) are encouraged within and adjacent to Centres. Extensions to businesses are supported and the need to join existing clusters of employment in the countryside.

Policy 44 Housing (Strategy Policy)

Housing is provided for to help deliver affordable housing. The focus is on whether the affordable housing can be delivered and how development will fit into the landscape. The level of provision will be set out in the Deposit Local Development Plan. Densities are expected to be 30 dwellings per hectare where this fits in with the Centres.

Policy 45 Affordable Housing (Strategy Policy)

The policy identifies housing market areas based on post code areas where an expectation for affordable housing being provided on site or a financial contribution towards the delivery of affordable housing exists.

The table below shows the affordable housing percentages expected. There are eight rows one for each of the housing submarket areas and five columns. The first column lists the housing submarket areas; the second shows what post code areas are covered; the third shows what Local Centres lies in the housing submarket area; the fourth what Rural Centres lie in the housing submarket area and the final column shows the percentage of affordable dwellings expected.

Housing Submarket Area	Post Code Area	Local Centre	Rural Centre	% of affordable dwellings
Newport	SA42 0	Newport	Dinas Cross Nevern	50%
Tenby	SA70 7	Tenby	Jameston Lydstep, Milton Manorbier, Manorbier Station	50%
South East Coast	SA69 9 SA70 8 SA67 8	Saundersfoot, Tenby	Amroth Jameston Milton New Hedges	45%

Housing Submarket Area	Post Code Area	Local Centre	Rural Centre	% of affordable dwellings
			Pleasant Valley Summerhill	
St Davids and North Coast	SA62 6 SA64 0 SA62 5	St Davids	Roch, Newgale, Solva, Trefin, Square and Compass	30%
South West Coast	SA71 5	Not applicable	Angle Bosherston Stackpole	20%
St Brides Bay	SA62 3 SA73 3	Not applicable	Little Haven Broad Haven Dale Marloes St Ishmaels Herbrandston	15%
Estuary Hinterland	SA68 0 SA62 4 SA73 1 SA72 4	Not applicable	Cosheston Hook Lawrenny Llangwm Houghton	10%
North East Natonal Park	SA65 9 SA43 3 SA41 3 SA63 4 SA66 7	Crymych	Felindre Farchog Pontfaen Rosebush	10%

Housing Submarket Area Post Code Area Local Centre Rural Centre

Policy 48 Community Facilities and Infrastructure Requirements (Strategy Policy)

This policy supports the provision of new facilities to serve user needs, protects community facilities unless no longer required or can be provided in another way, and ensures that development is made acceptable by making arrangements for any community facilities and infrastructure needed.

Policy 49 Retail in the National Park (Strategy Policy)

The retail Centres of Tenby, Newport, St Davids and Saundersfoot are promoted for sympathetic regeneration and to ensure their vitality is maintained.

Policy 52 Sustainable Transport (Strategy Policy)

The policy aims to encourage improved traffic management, encouraging public transport, and ensuring development is well designed in terms of accessing a site.

Detailed Policies

The strategy policies are supported by the following more detailed policies.

Special Qualities

- Policy 9 Light Pollution
- Policy 10 Local Sites of Nature Conservation or Geological Interest
- Policy 11 Protection of Biodiversity
- Policy 12 Welsh Language
- Policy 14 Protection of Buildings of Local Importance
- Policy 15 Conservation of the Pembrokeshire Coast National Park
- Policy 16 Open Space and Green Wedges
- Policy 17 Shore Based Facilities
- Policy 18 Porthgain, Saundersfoot, Solva and Tenby Harbours

Major Development, the Potential for Growth

- Policy 19 Hazardous Installations
- Policy 21 Minerals Safeguarding
- Policy 22 Buffer Zones
- Policy 23 Borrow Pits
- Policy 24 Local Building Stone
- Policy 25 Recycled, Secondary and Waste Materials

- Policy 26 Inactive Mineral Sites
- Policy 27 Local Waste Management Facilities
- Policy 28 Composting

Climate Change, Sustainable Design, Flooding, Sustainable Energy

- Policy 30 Amenity
- Policy 31 Minimising Waste
- Policy 32 Surface Water Drainage
- Policy 43A Development in the Coastal Zone Management Area (To do)
- Policy 43B Relocation of existing permanent dwellings affected by coastal change (To do)
- Policy 43C Relocation and replacement of development (other than residential) affected by coastal change (To do)

Visitor Economy, Employment

- Policy 36 Loss of Hotels and Guest Houses
- Policy 37 Self-Catering Development
- Policy 38A Caravan, Camping and Chalet Development
- Policy 40 Site Facilities on Tent, Chalet and Caravan Sites
- Policy 43 Protection of Employment Sites and Buildings
- Policy 43A Agricultural Diversification

Affordable Housing and Housing

- Policy 46 Gypsy Sites
- Policy 47 One Planet Development

Community Facilities, Retailing, Transport

- Policy 50 Town and District Shopping Centres
- Policy 51 Garden Centres
- Policy 53 Impacts of Traffic
- Policy 54 Cycleways
- Policy 55 Powerlines and Pipelines
- Policy 56 Telecommunications

Candidate Sites

As part of evidence gathering to inform the replacement Plan, the Authority has invited the public, landowners and developers to submit details of sites that they wish to be considered for any use or reuse. The sites identified are referred to as Candidate Sites and could be nominated for a particular land use including:

- Housing (including affordable housing)
- Employment
- Retail
- Commercial
- Leisure/recreation
- Gypsy and Traveller accommodation
- Mixed use proposals.

The Candidate Sites have been assessed for their suitability for development and a Candidate Site Register has been published (**To do**):

See web page: **xxx** for further information.

Annual Monitoring and Review of the Local Development Plan

The Authority is required to submit an Annual Monitoring Report (AMR) on the Local Development Plan to the Welsh Government in October of each year following adoption of the Plan; each Annual Monitoring Report will be published by the Authority. The purpose of the Annual Monitoring Report is to provide an opportunity to review the progress in implementing the policies and to enable the Authority to identify and make modifications to the Local Development Plan where appropriate.

Supplementary Planning Guidance

Supplementary Planning Guidance consist of documents produced by the National Park Authority that provide further detailed guidance on how policies and proposals in the Local Development Plan should be considered when making and determining planning applications.

The following extant adopted Supplementary Planning Guidance will be reviewed to ensure it fits with the replacement Local Development Plan when adopted.

Title

Accessibility

Affordable Housing (Replacement Guidance)

Archaeology

Coal Works – Instability

Conservation Area Proposals

Landscape

Loss of Hotels
One Planet Development (Low Impact Development)
Parking
Planning Obligations
Recreation
Regionally Important Geodiversity Sites
Renewable Energy
Safeguarding Mineral Zones
Seascape Character
Shopfront Design
Siting and Design of Farm Buildings
Sustainable Design
The Cumulative Impact of Wind Turbines
Enabling Sustainable Development in Welsh National Parks

The Authority proposes to prepare the following guidance.

Title

To do - Biodiversity Supplementary Planning Guidance

To do – Caravan & Camping

To do – Lighting Supplementary Planning Guidance

For further information, please contact the Park Direction team at

Park Direction

Pembrokeshire Coast National Park Authority

Llanion Park

Pembroke Dock

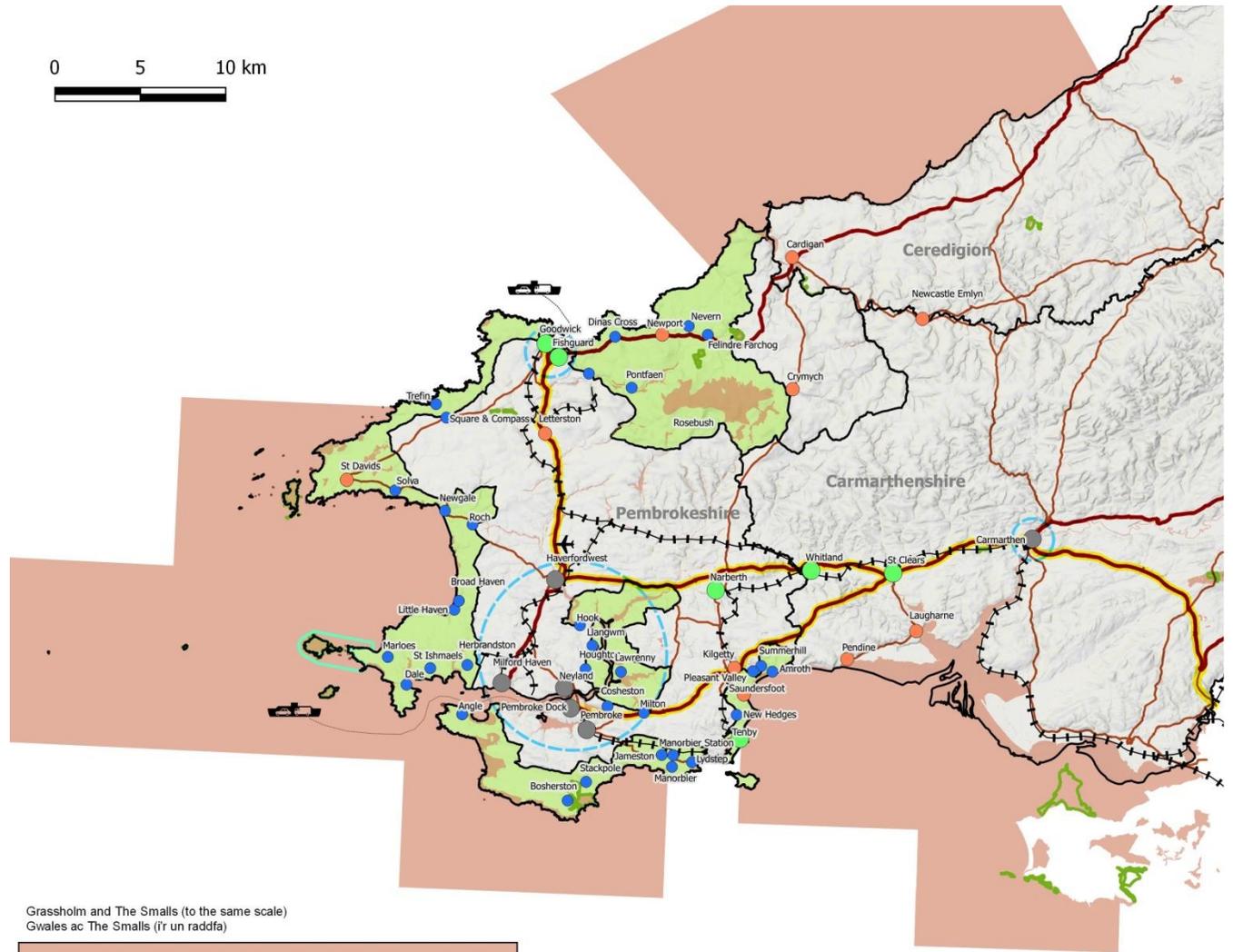
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- Main Settlement/
Prif Aneidiadau
- Local Service & Tourism Centre/
Canolfan Wasanaeth a Thwristiaeth Leol
- Local Centre/
Canolfan Leol
- Rural Centre/
Canolfan Gwledig
- A Road / Ffyrdd 'A'
- Trunk Road / Rhydwaith o Brif Ffyrdd
- Trans-European Road Network /
Rhydwaith o Ffyrdd Traws-Ewropeaidd
- +— Railway / Rheilffordd
- ✈ Airfield / Maes Awyr
- 🚢 Ferry (Rosslare, Ireland) /
Fferi (Rosslare, Iwerddon)
- ▭ National Nature Reserve /
Gwarchodfa Natur Forol
- ▭ Marine Conservation Zone /
Parthau Cadwraeth Morol
- ▭ Neighbouring Planning Authority Area /
Ardal Awdurdod Cynllunio Cyfagos
- ▭ Natura 2000 site/
Safleddoedd Bywyd Gwylt Rhyngwladol
- ▭ Pembrokeshire Coast National Park /
Parc Cenedlaethol Arfordir Penfro
- ▭ Wales Spatial Plan Strategic Hub /
Cynllun Gofodol Cymru - Canolfan Strategol



Grassholm and The Smalls (to the same scale)
Gwales ac The Smalls (i'r un raddfa)

