

**ARCHWILIO CDLI (DISODLI)
AWDURDOD PARC CENEDLAETHOL
ARFORDIR PENFRO**

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**PEMBROKESHIRE COAST NATIONAL
PARK AUTHORITY LDP
(REPLACEMENT) EXAMINATION**

Inspector: Mrs Nicola Gulley
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10 June 2019

Welsh Government
Home Builders Federation
Pembrokeshire County Council
Marloes & St Brides Community Council
Saundersfoot Community Council
St Davids City Council
Davina Gammon, Jameston Campaign
~~Leighton Davies represented by Acanthus Holden~~ **Not attending**
Trustees of the Hean Castle Estate represented by Owen & Owen
Campaign for the Protection of Rural Wales Pembrokeshire
Newport Area Environment Group
Lort-Phillips Estate represented by Atriarc Planning
John Meyrick represented by Hayston Developments & Planning Ltd
Mr & Mrs Arwel Evans represented by Hayston Developments & Planning Ltd
Mr & Mrs Sharp represented by David Haward Associates
Mr Wigley-Jones represented by David Haward Associates
Caroline Gray
Development Plans Team, Pembrokeshire Coast National Park Authority

Dear Sir/Madam

Agenda: Session 6 – Housing Provision and Distribution

Further to my previous correspondence, the agenda for the above mentioned Hearing Session is enclosed for your information. Please note that the Session will take place in the Pater Hall, Dimond Street, Pembroke Dock, SA72 6DD on Tuesday 9th July 2019 and will begin at 9.30am. A map and directions to the Hall are available on the website www.pembrokeshirecoast.wales/ldpexamination or from myself – my contact details are given above. **If you are unable to attend the above-mentioned Session, I would be grateful if you would let me know.**

Please note that while this is a public meeting and anyone can attend to listen to the discussion, participation is limited to those who have submitted duly made representations seeking a change to the Local Development Plan and who have previously informed me of their intention to speak. **Any person wishing to speak in Welsh is requested to contact me as soon as possible so that translation**

/cont...



Rydym yn croesawu cael gohebiaeth yn Gymraeg, a byddwn yn ateb gohebiaeth yn Gymraeg. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh, and will respond to any correspondence in Welsh. Corresponding in Welsh will not lead to delay.

facilities may be arranged. Not informing me beforehand has no impact on your right to participate in Welsh but proceedings may be delayed in order to arrange for simultaneous translation services to be provided.

Yours faithfully

Caroline Llewellyn

Programme Officer

Agenda: Session 6 – Housing Provision and Distribution
Tuesday 9 July 2019 at 9.30am
Pater Hall, Pembroke Dock

Key Issue: Is the provision and distribution of housing soundly based, supported by robust and credible evidence and is it consistent with national policy? And will it be met during the Plan period?

1. Introduction

2 Procedural Matters

3. Questions

Provision

1. Should Policy 47 be relocated to the National Park Purposes and Spatial Strategy Chapter?
2. Is the housing requirement figure of 960 dwellings appropriate?
 - a) Has the Plan been informed by a robust assessment of the housing requirement, having regard to Planning Policy Wales?
 - b) In identifying the requirement figure, has adequate regard been paid to the Welsh Government household and population projections?
 - c) Have alternative housing growth scenarios been considered, if so, why have they been discounted, and why has the preferred option been chosen?
 - d) Has the requirement figure been informed by a robust assessment of the main local influences on housing demand in the National Park including, decreasing household formation size, migration levels, and vacancy rates?
 - e) Does the Plan place too much emphasis on market housing as an enabler for the delivery of affordable housing?
3. Is the housing supply calculations of 1,150 appropriate?
 - a) What is the make-up of the housing land supply?
 - b) Should Policy 48 also include details of the committed sites?
 - c) Is the estimated yield of units from committed and windfall sites realistic and based on available evidence? and has a non-delivery allowance been defined and applied?
 - d) How has the flexibility allowance of 16% been defined, and is it based on robust evidence?
 - e) Will there be a 5-year supply of housing for the duration of the Plan period? and how has this been calculated?
4. Will the Plan deliver the housing requirement?
 - a) Are the site allocations available and deliverable within the anticipated timescales? Are the allocations supported by a robust and comprehensive site assessment methodology, free from significant development constraints and demonstrated to be economically viable?

- b) Should Table 7: Housing Allocation – Requirements be relocated to the Appendix, expanded to include committed sites, and provide details of all known constraints, planning obligations and infrastructure requirements?

Distribution

- 5. Is the spatial distribution of housing provision sustainable and coherent?
 - a) How will new windfall development within each tier of the settlement hierarchy be assessed and managed?
 - b) Is the spatial distribution of housing allocations and windfall opportunities consistent with the identified settlement hierarchy?
 - c) Have the centre boundaries been drawn consistently and coherently?
 - d) Should more housing land be allocated in Tenby?
 - e) In the absence of defined centre boundaries in small villages can the level of growth be effectively controlled? and should development in these villages be restricted to infill only?

- 6. Is the Plan's housing strategy sufficiently flexible to respond to changing circumstances?

4. Any Other Business

NKG
06/19