

Appendix A - Schedule of Matters Arising Changes (MAC) proposed by the NPA and recommended by the Inspector (with the recommended MAC numbers in bold)

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
<b>MAC1</b>	Insert new paragraphs after paragraph 1.6	<p>♣<b><u>Wales Spatial Plan</u></b></p> <p>♣New Para ♣ <b><u>This splits Wales into six sub-regions with the Pembrokeshire Coast National Park located within the Pembrokeshire – The Haven area. Its vision for the Pembrokeshire – The Haven area, ‘A network of strong communities supported by a robust, sustainable, diverse high value-adding economy underpinned by the Area’s unique environment, maritime access and internationally important energy and tourism opportunities’</u></b></p> <p>New Paragraph - <b><u>The Spatial Plan outlines a number of key priorities for the Pembrokeshire The Haven including, in summary, the needs to:</u></b></p> <ul style="list-style-type: none"> <li>▪ <b><u>overcome the Area’s peripherality by improving strategic transport links and economic infrastructure;</u></b></li> <li>▪ <b><u>develop a more diverse, entrepreneurial knowledge-based economy; increase higher value-adding economic activities, particularly in the rural economy, by developing an all year, high quality tourism and leisure sector;</u></b></li> <li>▪ <b><u>develop the Area’s three strategic hubs (Haverfordwest, Milford Haven and Neyland and Pembroke and Pembroke Dock) which are seen as critical to this is the renewal of town centres, the 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;</u></b></li> <li>▪ <b><u>raise skill levels through effective partnership working and tailoring</u></b></li> </ul>	<p>Clarify how the key components of the strategy align with the Wales Spatial Plan.</p> <p>HS1/AP6</p>

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		<p><u>learning;</u></p> <ul style="list-style-type: none"> <li>▪ <u>sustain 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; and</u></li> <li>▪ <u>protect and enhance the Area's important environmental assets, maximising their potential through exemplary sustainable development.</u></li> </ul> <p>New paragraph - <u>In terms of the Pembrokeshire Coast National Park, the Spatial Plan sees the designation as a key asset, not only in terms of tourism, but more generally as a key element in its attractiveness as a place in which people will choose to live and work. But recognises that the impacts of tourism and Key issues such as meeting demand for affordable housing, the need to protect environmental assets from damage and the demand placed on local services by tourist numbers in the high season need to be addressed. ♣</u></p>	
<b>MAC2</b>	Delete paragraphs 4.2 to 4.6	<p><del>4.2 ♣ The portrait in chapter 2 describes the kind of place Pembrokeshire Coast National Park is today. It has much strength: its attractiveness, the contribution of its environment to the local and national economy; its rich diverse culture; biodiversity and geodiversity and its quality of life. It is an enjoyable place to visit and keep healthy.</del></p> <p><del>4.3 With this strength comes certain weaknesses; houses are expensive and difficult to afford, opportunities for house building and development more generally are limited. There is competition for housing from buyers of holiday and second homes. Issues of social exclusion arise as a consequence. Some popular areas become congested in the holiday season but are unable to justify a local bus service in the winter months.</del></p> <p><del>4.4 The Pembrokeshire Coast National Park, by reason of its designation as an area of special landscape character, imposes fairly severe restrictions on development that</del></p>	<p>Revise the Strategy section to explain the overarching strategy and its key components.</p> <p><i>HS1/AP6</i></p>

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		<p>would harm its special qualities. In addition, given that it is a predominantly rural area, the spatial scale of individual areas of change is not significant.</p> <p>4.5Guidance advises that a generic 'rural strategy' approach may be more appropriate than exploring alternative spatial strategies and alternative sites within areas of change. Such an approach would consider broad policy options and principles with regard to issues such as affordable housing, village scale allocations, the role and development of market towns, diversification, the hierarchy and roles in terms of service provision etc.</p> <p>4.6This is the approach that has been taken here. However, given the shape of the National Park, the level of growth and its spatial distribution account needs to take of its position relative to neighbouring authorities. In this respect account has also been taken of the preparatory work for the Wales Spatial Plan update 2008 in terms of exploring spatial options (see paragraph 4.14 onwards). ♣</p>			
MAC3	Amend Paragraphs 4.7, 4.8 and 4.9. Insert new table after paragraph 4.7. Delete para 4.10.	<p>4.7 The♣ <u>over-arching strategy</u> and policies below <del>tackles</del> <u>of the Plan seek to address the six priority issues identified in Chapter 2 'Where are we now?' and sets</u> <u>set out a policy response framework to achieve the land use aspects of the vision and the objectives for the area as set out in Chapter 3.</u> <del>Where key actions outside</del> <u>Outlined below is a list of the</u> Local Development Plan <u>six priority areas and the strategy and policy responses that are needed necessary to</u> support achievement of <u>address these</u> policies these are also set out <u>issues.</u></p> <table border="1"><tr><td><u>Priority Areas and Strategy and Policy Response</u></td></tr><tr><td><u>Priority A - Special qualities</u></td></tr></table>	<u>Priority Areas and Strategy and Policy Response</u>	<u>Priority A - Special qualities</u>	<p>Revise the Strategy section to explain the overarching strategy and its key components.</p> <p>HS1/AP6</p>
<u>Priority Areas and Strategy and Policy Response</u>					
<u>Priority A - Special qualities</u>					

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		<p><b><u>The strategy and key policies will:</u></b></p> <ul style="list-style-type: none"> <li>▪ <b><u>ensure that the special qualities of the Plan are conserved and enhanced. (Coastal splendour; Richness of habitats and biodiversity; Diverse geology; Islands; Diversity of landscape; Accessibility; Distinctive settlement character; Space to breathe Rich historic environment; Remoteness, tranquility and wildness; Cultural heritage; The diversity of experiences and combination of individual qualities)</u></b></li> <li>▪ <b><u>provide a framework for protecting those characteristics and features of the National Park which individually or in combination contribute to make this National Park unique.</u></b></li> </ul> <p><b><u>Priority B - Major development, the potential for growth</u></b></p> <p><b><u>The strategy and key policies will:</u></b></p> <ul style="list-style-type: none"> <li>▪ <b><u>only allow major development, as defined in national planning policy, including minerals development in exceptional circumstances.</u></b></li> <li>▪ <b><u>allow Waste facilities where they, predominantly, serve the National Park area.</u></b></li> <li>▪ <b><u>other policy areas such as housing and employment are addressed elsewhere in this table.</u></b></li> </ul> <p><b><u>Priority C - Climate change, sustainable design, renewable energy, flooding</u></b></p>	



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		<p><u>The strategy and key policies will:</u></p> <ul style="list-style-type: none"> <li>▪<u>ensure that at the end of the Local Development Plan period new development will be more sustainable in design.</u></li> <li>▪<u>support the provision of individual and community based renewable energy projects</u></li> <li>▪<u>in planning for the future changes in climate, ensure no new development takes place in locations where there is a long-term strategy to allow the sea or river to inundate or flood.</u></li> <li>▪<u>recognise the need to adapt to climate change and to deal with the consequences of climate change in a more forward-thinking way, not for just the immediate Local Development Plan period. This is particularly important for this coastal National Park under direct threat from sea level rise and climate change.</u></li> <li>▪<u>acknowledges the life-span of buildings beyond multiple generations of people and seeks to reduce overall risk to individuals, communities, business and the environment.</u></li> <li>▪<u>Promote development in locations which supports sustainable transport.</u></li> </ul> <p><u>Priority D: Visitor economy, employment and rural diversification</u></p> <p><u>The strategy and key policies will:</u></p>	

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		<ul style="list-style-type: none"> <li>▪ <u>Seek to attract an optimal number, origin, type, duration of stay and spend of visitors all year round while ensuring that National Park environment continues to hold its attraction as a landscape of national and international importance. This is best achieved in land use terms by not adding substantively to the overall provision of visitor accommodation, as this could encourage further ‘peaking’ and cause damage to the National Park landscape and special qualities, both in terms of the impacts of the additional development and increased activity in some ‘hot spot’ locations.</u></li> <li>▪ <u>ensure that by the end of the Plan period, a range of quality holiday accommodation, similar to the level and distribution of provision at the beginning of the Local Development Plan period, is retained to suit a range of incomes.</u></li> <li>▪ <u>permit some additional caravan and camping is permitted and visitor attractions.</u></li> <li>▪ <u>allow small scale provision in the Park to enhance the socio-economic well-being of Park communities and also to help tackle seasonality issues with employment in the area. Large scale proposals are not considered compatible with the National Park designation.</u></li> </ul> <p><u>Priority E: Affordable housing and housing growth: How to tackle affordable housing need in the Park.</u></p>	

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		<p><b><u>The strategy and key policies will:</u></b></p> <ul style="list-style-type: none"> <li>▪ <b><u>provide for market housing to help deliver affordable housing. There is a significant need for affordable housing in the National Park and affordable housing need exceeds that which the market housing can provide.</u></b></li> <li>▪ <b><u>provide a framework for market housing to cross subsidise the provision of affordable housing will assist in meeting the need. The key determinants for what can be provided have been the: distribution of housing development in accordance of with the Plan's spatial strategy; the deliverability of sites; and the National Park's landscape capacity to absorb additional housing development.</u></b></li> <li>▪ <b><u>prioritise the delivery of affordable housing over other land uses in certain instances.</u></b></li> <li>▪ <b><u>support the development of affordable housing on rural exceptions site.</u></b></li> </ul> <p><b><u>Priority F: Community Facilities &amp; Retail</u></b></p>	

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		<p><b><u>The strategy and key policies will:</u></b></p> <ul style="list-style-type: none"> <li>▪ <b><u>ensure that Tenby, Saundersfoot, St Davids and Newport maintain their position in the retail hierarchy relative to one another and larger centres outside the area. Despite leaking spend to centres outside the Park area they are performing well with the support of resident and visitor spend.</u></b></li> <li>▪ <b><u>encourage the sympathetic regeneration of these Centres so that they can continue to remain attractive places to live and visit; provide a valuable role in meeting the needs of local communities and visitors; and attract niche retail opportunities.</u></b></li> <li>▪ <b><u>ensure that new development does not reduce the existing level and range of provision of community facilities available to Park residents and visitors, unless the facility is no longer required or is not commercially viable, and that, additional infrastructure or services required by a proposal are put in place at the appropriate time. With new and extended facilities, they will be encouraged where they are well located to meet the community's needs and convenient to public transport, shops and other services.</u></b></li> </ul> <p><b><u>4.8 The policy framework provided in the remainder of the Plan is grouped under the National Park's six priority issues.</u></b> To remind you the are:</p> <ul style="list-style-type: none"> <li>a) Special qualities</li> <li>b) Major development, the potential for growth</li> <li>c) Climate change, sustainable design, flooding, sustainable energy</li> <li>d) Visitor economy, employment and rural diversification</li> <li>e) Affordable housing and housing growth</li> <li>f) Community facilities, retailing and transport</li> </ul> <p><del>4.9 Policy responses are grouped under the six priority issues except those in relation</del></p>	

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		<p>to National Park purposes and duty and the spatial elements of the Plan which have been brought to the front of Chapter 4. <b><u>Strategy policies are identified by the suffix 'Strategy Policy' and coloured with a yellow background. Supporting policies are coloured with a blue background.</u></b></p> <p>4.10 The Plan has been heavily influenced by the Sustainability Appraisal and the application of the tests of soundness<sup>34</sup>. Where other mutually exclusive policy options were explored the preferred strategy policy in the main text is highlighted with a ....symbol. A summary explanation is provided as to what those other options were and why they were discarded in the Alternative Options Background Paper. Alternatives to the preferred spatial strategy are also set out in this Background Paper.<sup>35</sup> When a choice of options is available those options that perform best when considering both the sustainability appraisal scoring and the outcomes of the soundness tests together were chosen. ♣</p>	
<b>MAC4</b>	Delete paragraphs 4.14 – 4.24	<p>4.14 ♣ The strategy for locating growth for the National Park is the Wales Spatial Plan<sup>37</sup> – Pembrokeshire Haven Settlement Framework strategy. The Wales Spatial Plan preferred strategy was chosen for the 1st Local Development Plan because it delivered most in terms of the Sustainability Appraisal objectives and the soundness tests required that regard was had to the Wales Spatial Plan.<sup>38</sup></p> <p>4.15 The Local Development Plan appraisal of Wales Spatial Plan Option 3 considered that additional tiers (Tiers 4 'Rural Centres' and 5 'Countryside') were needed with development being targeted to locations that would be likely to be more accessible and more likely to support community facilities. The approach would help with conserving the National Park landscape and the strategy was quite tailored for individual settlements.</p> <p>4.16 This preferred option is known as Option 4 'Focused Key Settlement/Hybrid Approach (with two additional Tiers)' and is the spatial strategy in the current</p>	<p>Revise the Strategy section to explain the overarching strategy and its key components.</p> <p>HS1/AP6</p>

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		<p>adopted Local Development Plan.</p> <p><del>4.17 The main spatial elements of the strategy are shown in the Key Diagram— see attached. This element of the strategy should be read within the context of the wider strategy in particular the overarching Policy 1 which deals with the National Park purposes and duty.</del></p> <p><del>4.18 The overall aim of the framework for the Pembrokeshire Haven area is to achieve greater prosperity, attract inward investment, direct development to the main towns on the economic corridor, help sustain rural communities, achieve sustainability principles and protect the National Park.<sup>39</sup></del></p> <p><del>4.19 This framework (Focused Key Settlement) when tested against other options<sup>40</sup> (in the sustainability appraisal) performed better in terms offering the clearest benefits for sustainability with employment, housing, environment and physical regeneration. It emphasises public transport and Information and Communication Technology improvements with additional measures aimed at addressing economic diversification, the development/retention of skills, housing affordability, environmental stewardship and mitigation<sup>41</sup> of and adaptation to climate change effects.<sup>42</sup></del></p> <p><del>4.20 The Pembrokeshire Haven area has three strategic hubs, The Haven (Haverfordwest, Milford Haven/Neyland and Pembroke/Pembroke Dock), Carmarthen Town and Fishguard/Goodwick. These hubs will provide a regional role and will be a major focus for future investment and are known as Tier 1 Centres (apart from Fishguard/Goodwick). These hubs lie outside the National Park but some lie close to the National Park, for example Fishguard/Goodwick and the Haven hubs.</del></p> <p><del>4.21 Towns and villages in the National Park have lower order roles and are included as either Tier 2 or Tier 3 Centres.</del></p>	

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		<p><del>Tier 2...Centres have a service centre, employment and tourism function.</del></p> <p><del>Tier 3...Centres are principally local centres with some being significant tourism centres</del></p> <p>4.22 To complement the Spatial Plan framework, which deals with the more strategic levels of the hierarchy in the Park, two additional tiers are proposed by the Authority:</p> <p>a) Tier 4 'Rural Centres' are identified for limited growth. These Centres have a limited range of facilities which should meet the day to day needs of residents. This approach should help sustain rural communities and reduce the need to travel.</p> <p>b) Tier 5 'Countryside' where in accordance with national planning policy development is strictly controlled except for certain forms of development that would normally be found in a countryside location;</p> <p>4.23 ♠This strategy underpins Policies 2 to 7 of the Local Development Plan.</p> <p>4.24 ♠_When defining the extent of development permitted in Centres 'Centre boundaries' are used except where this is not compatible with the character of the Centre (see Proposals Map). _♠</p>	
<b>MAC5</b>	Insert new paragraphs after Policy 1 – National Park Purposes and Duty	<p>♠Spatial The Plan's <b>Strategy</b>♠</p> <p>New paragraph - ♠<b><u>The strategy for Local Development Plan 2 builds on the strategy for the previous Local Development Plan which provided a 'rural strategy' which sought to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park whilst having regard to the need to foster the economic and social wellbeing of the communities. The Local Development Plan2 strategy is supported by the findings of the Sustainability Appraisal; and is compatible with the Wales Spatial Plan and neighbouring plans. Whilst the Wales Spatial Strategy remains an important consideration, it is clear that the</u></b></p>	<p>Revise the Strategy section to explain the overarching strategy and its key components.</p> <p>HS1/AP6</p>

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		<p><u>needs/requirements of the National Park have evolved and, as a consequence, the strategy in Local Development Plan 2 has evolved and needs to explain how these changes will be addressed over the new plan period. The over-arching strategy of the replacement Plan will therefore combine the need for environmental protection with a balanced and sustainable approach to the delivery and distribution of new development.</u></p> <p>New paragraph - <u>An essential element is the strategy is to ensure that the special qualities of the Plan area are conserved and enhanced. This relates particularly to the Park's: coastal splendour; richness of habitats and biodiversity; diverse geology; Islands; diversity of landscape; accessibility; distinctive settlement character; space to breathe; the rich historic environment; remoteness, tranquility and wildness; cultural heritage; diversity of experiences; and the combination of individual qualities. The combination of Policies 1 and 8, along with the supporting policies, provides the framework for protecting those characteristics and features of the Park which individually or in combination contribute to make this National Park unique. In addition, the Plan's strategy recognises the importance of seeking to manage and mitigate the effects of climate change in the National Park through: promoting sustainable design; reducing the need to travel Policy; supporting individual and community based renewable and low carbon energy projects; restricting new development will be encouraged in locations where there is a long-term strategy to allow the sea or river to inundate or flood.</u></p> <p>New paragraph - <u>The growth element of the Plan's Strategy is based on an assessment of a number of factors including: evidence of need, key issues and considerations, the national, regional and local policy context. The evidence on needs within the Park informs a strategy that will, in order to enable the delivery of affordable housing, be market housing led. The Plan will provide for dwelling</u></p>	



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		<p><u>requirement figure of 960 which, subject to viability, would result in the provision of 362 new affordable homes. The provision of affordable housing will be supported by policies which prioritised provision in the reuse of redundant community / employment buildings and agricultural buildings and through the development of rural exceptions sites.</u></p> <p>New paragraph - <u>To enhance the economic well-being of the National Park the strategy will provide a policy framework which supports the visitor economy and the employment sector. The policy approach for the visitor economy will be to attract an optimal number of tourists all year round while ensuring that National Park environment continues to hold its attraction as a landscape of national and international importance. This will be achieved by carefully managing the provision of new and existing tourism accommodation and facilities in the Park. In terms of employment, the Plan makes no specific allocation for the provision of new land for class B1, B2 or B8 use but provides a framework which seeks to manage existing employment uses and allows for the provision of new small-scale provision. This approach will assist in meeting need and enhance the socio-economic well-being of Park communities.</u></p> <p>New paragraph - <u>The growth strategy will seek to ensure that Tenby, Saundersfoot, St Davids and Newport maintain their position relative to one another and larger centres outside the area. To achieve this provision will be made for 1270 sq. metres of new retail floorspace which will be delivered through the reuse of existing retail units and support given for the sympathetic regeneration of these Centres so that they can continue to remain attractive places to live and visit, provide a valuable role in meeting the needs of local communities and visitors and attract niche retail opportunities.</u></p>	

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		<p>New paragraph - <u>Major development such as minerals extraction and waste facilities will only be permitted in the Park in exceptional circumstances or, in the case of waste management, where it can be demonstrated that they will, predominantly serve the needs of the National Park's communities.</u></p> <p>New paragraph - <u>Having identified the main development needs of the area over the Plan period, the will, through the spatial element of the strategy, guide and distribute development to sustainable locations whilst conserving and enhancing the special qualities of the National Park. The settlement hierarchy is based on that contained in the Wales Spatial Plan and has been adjusted to take account of local circumstances:</u></p> <p>New paragraph - <u>The Plan's settlement hierarchy comprises:</u></p> <ul style="list-style-type: none"> <li>▪ <u>Tier 1 –Service and Tourism Centres, which provides services to the wider hinterland and services an employment and tourism function;</u></li> <li>▪ <u>Tier 2 – Local Centres, are principally local centres with some being significant tourism centres;</u></li> <li>▪ <u>Tier 3 – Rural Centres, include many of the smaller settlements in the plan area and offer only limited opportunities for growth and</u></li> <li>▪ <u>Tier 4 – The Countryside, where development be strictly controlled</u></li> </ul> <p>New paragraph - <u>New housing provision is focussed in the higher tiers particularly in terms of allocations. Centre boundaries are used to define the extent of the developable area of settlements, the exception to this is where policies specify where edge of Centre sites are acceptable in principle and where the dispersed pattern of identified Centres has rendered it impractical to define a boundary.</u></p>	

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		New paragraph - <b><u>The key diagram illustrates the Local Development Plan strategy and shows the spatial relationship between Tier 1, 2 and 3 Centres, the main transportation network and authorities adjoining the National Park. ♣</u></b>	
<b>MAC6</b>	Insert Key Diagram to follow the new paragraphs inserted after Policy 1 – National Park Purposes and Duty	See Appendix 1	Amendment necessary to provide certainty about the spatial context for development in the National Park  <i>HS1/AP3</i>
<b>MAC7</b>	Amend Tenby heading and paragraphs 4.25, 4.27 and 4.28	<p>Tenby – <del>♣Local ♣Service and Tourism Centre</del></p> <p>4.25 Background: Tenby is identified as a <del>♣ local ♣ service and tourism centre ♣ along with Fishguard/Goodwick, St Clears, Whitland and Narberth (Tier 2 Centres).</del> <del>Only Tenby lies in the National Park. ♣</del></p> <p>4.27 Issues for Tenby: Tenby has suffered some decline in tourism and with a historically buoyant property market this has led to the loss of hotel accommodation. Since the introduction of a policy of protection in earlier Plans unnecessary loss has been averted. Protecting against further loss where unjustified remains however an important consideration. Tenby continues to be a significant visitor centre <del>♣ as highlighted in the Wales Spatial Plan update.</del><sup>44</sup> ♣ There has been limited development of affordable housing, and the number of dwellings that are either second homes or holiday accommodation continue to be a concern. There are a number of traffic management</p>	<p>Redefine settlement hierarchy to ensure make it is more locally distinct.</p> <p><i>HS1/AP7</i></p>

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		<p>issues giving concern, particularly congestion during the summer months. There are amenity concerns about take-away and late night opening in Tenby Town Centre. There is a lack of all year round employment opportunities. Tenby has a regular rail service. There is a need to help Tenby's community prepare for and adapt to coastal change brought about as a result of climate change and sea-level rise, but this should not impair Tenby's potential to act as a ♣ Local ♣ Service and Tourism Centre .</p> <p>4.28 Tenby by 2031: Tenby at the end of the Local Development Plan period is a quality tourism destination with a range of quality accommodation. Key buildings and sites in the area continue to be redeveloped to help regenerate the Centre. The harbour is protected and enhanced with linkages to Caldey Island. The Walls, historic buildings, panoramic views, beaches and ecosystems are conserved to maintain the special character of the town. Traffic is well managed and complements Tenby's role as a ♣ Local ♣ Service and Tourism Centre. Opportunities for cycling and walking within the town have been greatly enhanced by Active Travel route improvements along with links to neighbouring settlements. The town centre is still the leading retail centre in the Park. New housing developed in the town contains a substantial element of affordable housing.</p>	

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<b>MAC8</b>	Amend Policy 2 – Tenby Service and Tourism Centre	<p>Policy 2 - Tenby <del>♣ Local ♣</del> Service and Tourism Centre (TIER <del>♣2</del> <b>1♣</b>) (Strategy Policy)</p> <p>Tenby is designated a <del>♣ Local♣</del> Service and Tourism Centre' where the land use priorities will be:</p> <p>a) to provide for and or permit housing to facilitate the delivery of the affordable housing needs of the local area (see Policy 47, Policy 48 <del>and</del> Policy 49); <del>♣</del> and <b><u>New Policy Housing Development Proposals♣</u></b>....</p> <p>c) to protect and enhance the town's facilities <del>♣</del> <b>and</b> <del>♣</del> shopping centre which serve the needs of the local area and visitors (see Policy 39, Policy 53, Policy 54 and Policy 55).....</p> <p>f) to <del>♣ permit proposals that assist in delivering</del> <b><u>deliver</u></b> <del>♣</del> improved traffic management in the town (see Policy 57).</p>	<p>Redefine settlement hierarchy to ensure it is locally distinct and provide clarity about traffic management.</p> <p><i>HS1/AP7 and HS1/AP9</i></p>
<b>MAC9</b>	Amend Policy 3 – Newport Local Service Centre	<p>Policy 3 - Newport Local Centre (TIER <del>♣3</del> <b>2♣</b>) (Strategy Policy)</p> <p>Newport is designated as a 'Local Centre' where the land use priorities are:</p> <p>a) to provide for and or permit housing to facilitate the delivery of the affordable housing needs of the local area (see Policy 47, Policy 48, <del>and</del> Policy 49); <del>♣</del> <b>and</b> <b><u>New Policy Housing Development Proposals♣</u></b>....</p> <p>e) to <del>♣ permit proposals that assist in delivering</del> <b><u>deliver</u></b> <del>♣</del> improved traffic management in the town (see Policy 57).</p>	<p>Redefine settlement hierarchy to ensure it is locally distinct and provide clarity about traffic management.</p> <p><i>HS1/AP7 and HS1/AP9</i></p>

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<b>MAC10</b>	Amend Policy 4 – Saundersfoot Local Service Centre	<p>Policy 4 - Saundersfoot Local Centre (TIER <del>♣3</del> <b>2♣</b>) (Strategy Policy)</p> <p>Saundersfoot is a designated 'Local Centre' where the land use priorities are:</p> <p>a) to provide for and or permit housing to facilitate the delivery of the affordable housing needs of the local area (see Policy 47, Policy 48 Policy 49). <del>♣</del><b>and New Policy Housing Development Proposals♣</b>....</p> <p>e) <del>to permit proposals that in delivering</del> <b>deliver</b> improved traffic management in the town (see Policy 57)</p>	<p>Redefine settlement hierarchy to ensure it is locally distinct and provide clarity about traffic management.</p> <p><i>HS1/AP7 and HS1/AP9</i></p>
<b>MAC11</b>	Amend Policy 5 – St Davids Local Service Centre	<p>Policy 5 - St Davids Local Centre (TIER <del>♣3</del> <b>2♣</b>) (Strategy Policy)</p> <p>St Davids is a designated 'Local Centre' where the land use priorities are:</p> <p>a) to provide for and or permit housing to facilitate the delivery of the affordable housing needs of the local area (see Policy 47, Policy 48 Policy 49). <del>♣</del><b>and New Policy Housing Development Proposals♣</b>....</p> <p>e) <del>to permit proposals that in delivering</del> <b>deliver</b> improved traffic management in the town (see Policy 57)</p>	<p>Redefine settlement hierarchy to ensure it is locally distinct and provide clarity about traffic management.</p> <p><i>HS1/AP7 and HS1/AP9</i></p>
<b>MAC12</b>	Amend Policy 6 - Rural Centres	<p>Policy 6 - Rural Centres (TIER <del>♣4</del><b>3♣</b>) (Strategy Policy)</p> <p>In Rural Centres the land use priorities will be:</p> <p>a) to provide for and or permit housing to facilitate the delivery of affordable housing for the local area in Centres with a Centre Boundary (see Proposals Map and Policy 47, Policy 48 and Policy 49).<del>♣</del> <b>and New Policy Housing Development Proposals♣</b>)</p> <p>b) to permit housing through sensitive infilling in of small gaps or minor extensions (i.e. rounding off) in Centres without a Centre boundary (Policy 47 and Policy 49)., <del>♣</del><b>and New Policy Housing Development Proposals♣</b>).</p> <p>c) to g)....</p>	<p>Redefine settlement hierarchy to ensure it is locally distinct and provide clarity about infill requirements and traffic management.</p> <p><i>HS1/AP7, HS1/AP9 and HS1/AP11</i></p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<b><u>In those Rural Centres without a centre boundary infill and rounding off will be permitted where there is a physical cohesion of dwellings</u></b>	
<b>MAC13</b>	Delete first sentence of paragraph 4.46	<del>4.46 ♣ In those Rural Centres without a centre boundary infill and rounding off will be permitted where there is a physical cohesion of dwellings. ♣</del>	To improve clarity the text will be relocated to Policy 6  <i>HS1/AP11</i>
<b>MAC14</b>	Amend paragraph 4.49	<del>...has been prioritised over self catering. ♣ Effort has been made to minimise the need to travel in the countryside in new development through assessing infill and rounding off opportunities in terms their accessibility and through using a more rigorous approach to assessing traffic impact for developments in the countryside – see Policy 57 and Policy 58. Supplementary Planning Guidance on accessibility will be prepared. ♣</del>	To provide clarity about the management of housing delivery throughout the settlement hierarchy  <i>HS6/AP8</i>
<b>MAC15</b>	Policy 7 – Countryside	<p>Policy 7 - Countryside (TIER <del>♣5</del>) <b>4♣</b>) (Strategy Policy)</p> <p>Outside the identified Centres is countryside where development must be strictly controlled. The following forms of development will be acceptable in principle:</p> <p>a) <del>♣ it constitutes sensitive infilling of small gaps or minor extensions (i.e. rounding off) to isolated groups of dwellings is proposed. The release of such sites will be prioritised for affordable housing provision. Where affordable housing provision is not feasible on site market housing will be considered. Release of land will depend on the character of the surroundings, the pattern of development in the area and the accessibility to the Centres identified in the hierarchy. ♣...</del></p> <p>d) it constitutes the conversion of appropriate buildings to a range of uses with market housing being given priority in residential conversions (see Policy 41). ♣ Conversion must not result in unacceptable adverse effect upon the structure, form, character or setting of the building. The conversion of buildings that are obtrusively located in the landscape will not be permitted. ♣ Offsite...</p> <p>j) There is an exceptional land release adjoining Centres for affordable housing to meet</p>	To provide clarity about the management of housing and affordable housing delivery throughout the settlement hierarchy  <i>HS1/AP12 and HS7/AP4</i>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		an identified local need (see <del>♣</del> Policy 49). <b><u>New Policy Affordable Housing Exception Sites).</u></b> <del>♣</del>	
<b>MAC16</b>	Delete Paragraph 4.51	<del>4.51 <del>♣</del>Infill and Rounding Off: Supplementary Planning Guidance on accessibility will be prepared. In order to prove that affordable housing provision is not feasible on the site the Authority will need to be provided with evidence from the registered social landlord and local authority advising that they have no interest in taking the site forward for development of affordable housing. In discussions with these social landlords the value of the land should reflect the fact that it would only be available for affordable housing, i.e. land values for exceptional land releases for affordable housing.</del> <del>♣</del>	To provide clarity about the management of housing delivery throughout the settlement hierarchy  <i>HS7/AP2</i>
<b>MAC17</b>	Amend Paragraph 4.54	4.54 National planning guidance refers to buildings needing 'to be of a form, bulk and general design which are in keeping with their surroundings'. <sup>68</sup> In this National Park these are considered to be those that make a positive contribution to the character of the area through their intrinsic architectural merit or their setting in the landscape. Their interest and charm stems from an appreciation of the functional requirement of the building, their layout and proportions, the type of building materials used (including those constructed of stone, clom and slate), and their display of local building methods and skills. <del>♣</del> <b><u>Conversion must not result in an unacceptable adverse effect upon the structure, form, character or setting of the building.</u></b> <del>♣</del>	To provide clarity about the management of housing delivery throughout the settlement hierarchy  <i>HS7/AP2</i>
<b>MAC18</b>	Amend Policy 9 – Light Pollution	Policy 9 - Light Pollution  Proposals that are likely to result in a significant level of <del>♣</del> <b><u>external artificial</u></b> <del>♣</del> lighting <del>♣</del> <b><u>being emitted</u></b> <del>♣</del> shall include a full lighting scheme and will be permitted:	Amends necessary to clarify the requirements of the policy.  <i>HS2/AP1</i>
<b>MAC19</b>	Amend paragraph 4.70	4.70 Parts of the Pembrokeshire Coast National Park are still relatively undeveloped with minimal impact of lighting on the night sky. This policy is intended to conserve that and also to relate any lighting proposed to its purpose, such as site security or floodlighting recreational facilities, so that careful design and the use of appropriate means of lighting and lighting levels minimise the impact on adjoining areas. <del>♣</del> <b><u>The</u></b>	Amends necessary to clarify the requirements of the Policy 9.  <i>HS2/AP1</i>



Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<b><u>reasons for introducing lighting to a development scheme should be identified at the outset. Instead of automatically assuming that lighting is necessary, promoters of lighting schemes should carefully consider whether the development could proceed without lighting.♣</u></b>	
<b>MAC20</b>	Amend Policy 10 - Sites and Species of European Importance	<p>Policy 10 - Sites and Species of European Importance</p> <p>♣ <b>(1)</b> ♣ Development likely to have a significant effect on a European Site, when considered alone or in combination with other projects or plans will only be permitted where:</p> <p>a) to d)....</p> <p>♣ <b>(2)</b> ♣ Development likely to have an adverse effect on a European protected species will only be permitted where: Amend Policies 10 and 11 to include the numbering of sub-sections to provide clearer policy advice for the reader. a) to d) ..</p>	<p>Amends necessary to clarify the requirements of the policy.</p> <p><i>HS2/AP2</i></p>
<b>MAC21</b>	Amend Policy 11 - Nationally Protected Sites and Species	<p>Policy 11 - Nationally Protected Sites and Species</p> <p>♣ <b>(1)</b> ♣ Development likely to have an adverse effect either directly or indirectly on the conservation value of nationally protected sites will only be permitted where it is demonstrated that:</p> <p>a) to d)..</p> <p>♣ <b>(2)</b> ♣ Development likely to have an adverse effect on nationally protected species will only be permitted where it is demonstrated that:</p>	<p>Amends necessary to clarify the requirements of the policy.</p> <p><i>HS2/AP2</i></p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		a) to d) ..	
<b>MAC22</b>	Amend Policy 12 - Local Areas of Nature Conservation or Sites of Geological Interest	<p>Policy 12 - <del>♣Local Sites</del> Areas of Nature Conservation or Sites of Geological Interest (see Proposals Map)</p> <p><del>Development proposals that would cause an unacceptable adverse effect to the nature conservation value of a</del> <b><u>affect Local Nature Reserves, Regionally Important Geodiversity Sites or other areas of local nature conservation interest</u></b>, or the main features of interest within a Regionally Important Geodiversity Site <b><u>will not only be permitted</u></b>. Opportunities for enhancement should be explored <b><u>where:</u></b></p> <p><b><u>a) They conserve and where possible enhance the natural heritage importance of the site; or</u></b>  <b><u>b) The development could not reasonably be located elsewhere, and the benefits of the development outweigh the natural heritage importance of the site.</u></b></p> <p><b><u>Mitigation and/or compensation measures will need to be agreed where adverse effects are unavoidable.♣</u></b></p>	<p>Amend Policies 12 to make reference to avoidance, mitigation and compensation to provide clearer policy advice for the reader.</p> <p><i>HS2/AP4</i></p>
<b>MAC23</b>	Amend paragraph 4.73	<p>4.73 <del>♣Local Sites</del> <b><u>A development site may be located within an area of local importance for nature conservation interest</u></b>. <del>Some ♣</del> <b><u>Some ♣</u></b> may be formally recognised, such as Local Nature Reserves (shown on the <del>♣Constraints</del> <b><u>Proposals Map</u></b>), <del>♣</del>, or may not be formally recognised but provide important nature conservation value. The value <del>♣of a site</del> <b><u>♣</u></b> may include its role as a wildlife corridor or as habitat such as unimproved grassland, coastal habitats and heath and moorland, as well as features such as road verges. It is not possible to identify such <del>♣ sites</del> <b><u>areas</u></b> <del>♣</del> on the Proposals Map <del>♣</del> and this policy is intended to ensure that development which would harm the nature conservation value of a site provides appropriate steps to minimise,</p>	<p>Amend Policies 12 and its reasoned justification to make reference to avoidance, mitigation and compensation to provide clearer policy advice for the reader.</p> <p><i>HS2/AP4</i></p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<del>mitigate, compensate and provide new benefits. ♣</del>	
<b>MAC24</b>	Amend paragraph 4.75	4.75 Regionally Important Geodiversity Sites are designated by Geoconservation Cymru – Wales. They are shown <del>♣ in on</del> the Plan's Constraint <b>Proposals Map. ♣</b> . Regionally Important Geodiversity Sites Supplementary Planning Guidance will be prepared identifying the location of these designated sites and the main features of interest identified in each designation.	To ensure certainty amend the proposals map to include the local sites of geomorphic importance where formally designated.  <i>HS2/AP3</i>
<b>MAC25</b>	Delete Policy 13 – Protection of Biodiversity	<del>♣ Policy 13 – Protection of Biodiversity  Development that would cause an unacceptable adverse effect to protected species or their habitats or the integrity of other habitats, sites or features of importance to wildlife and individual species will not be permitted. Opportunities for enhancement should be explored. ♣</del>	To avoid unnecessary duplication Policy 13 is deleted.  <i>HS2/AP4</i>
<b>MAC26</b>	Amend Policy 14 - Development in Welsh Language-Sensitive Areas	Policy 14 - Development in Welsh Language-Sensitive Areas  ♣ <b>Unanticipated development proposals</b> <del>w</del> <b>Within</b> ♣ the identified Welsh Language-Sensitive Areas (shown on the Proposals Map), ♣ <b>proposals</b> ♣ which are considered likely to have a significant effect on the Welsh language will be subject to a Language Impact Assessment, setting out the measures to be taken to protect, promote and enhance the Welsh language.  ♣ <b>Proposals which are considered likely to have a significant effect on the Welsh language are those that lie outside Centre boundaries and are for:</b> <b><u>a) residential development for ten or more dwellings or the site has capacity for 10 or more dwellings; or</u></b> <b><u>b) development where the floorspace created in a building or buildings is 1,000</u></b>	Amends necessary to clarify the requirements of the policy.  <i>HS2/AP5</i>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<p><b><u>square metres or more; or</u></b>  <b><u>c) the site measures more than 1 hectare. ♣</u></b></p> <p>Development which would result in an unacceptable adverse effect on the Welsh language will not be permitted.</p>	
<b>MAC27</b>	Amend paragraphs 4.83 and 4.85	<p>4.83 Technical Advice Note 20 Welsh Language October 2017 advises that adopted Local Development Plan policies will have already taken the needs and interests of the Welsh language into account, including the implications for windfall sites for various types of development that comply with the Plan's policies<sup>84</sup>. Neither these sites, nor sites allocated in the Plan should therefore be subject to a language impact assessment as this is already a requirement of the Plan preparation. ♣ <del>Only large-scale development on windfall sites within the defined language sensitive areas considered likely to have a significant effect on the Welsh language will require an assessment of the likely impact on the Welsh language to be undertaken. For the purposes of this policy 'large-scale development' is 'major development' as defined in the 'Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (see Appendix 1 Land with Planning Permission or Development Consent Order for an explanation).</del> ♣ The National Park Authority will be responsible for undertaking any assessment it considers is required and for determining its form.</p> <p>4.85 ...Potentially appropriate measures include: <del>phasing policies that complement the Local Development Plan's overall delivery trajectory.</del></p> <ul style="list-style-type: none"> <li>a. <b><u>phasing policies that complement the Local Development</u></b></li> <li>b. <b><u>Plan's overall delivery trajectory;</u></b></li> <li>c. <b><u>provision of affordable housing for local needs;</u></b></li> <li>d. <b><u>features that promote Welsh language as an intrinsic element of design and layout;</u></b></li> <li>e. <b><u>support for the provision or enhancement of Welsh medium</u></b></li> </ul>	<p>Amends necessary to clarify the requirements of the Policy 14.</p> <p><i>HS2/AP5</i></p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<u>education;</u> f. <u>funding for Welsh language and cultural awareness initiatives.</u>	
<b>MAC28</b>	Delete Policy 15 - Protection of Buildings of Local Importance and paragraphs 4.90, 4.91 and 4.92	<p>Policy 15 <del>♣Protection of Buildings of Local Importance</del></p> <p><del>Development affecting buildings which make an important contribution to the character and interest of which make an the local area will be permitted where the distinctive appearance, architectural integrity or their settings are conserved and where possible enhanced. _♣</del></p> <p><del>4.90 ♣ The National Park is rich in buildings that are not listed but because of their vernacular architecture and construction are fundamental to the character and interest of the settlement or are important elements in the landscape.</del></p> <p><del>4.91 The following criteria will be used for selection:</del></p> <p><del>a) degree to which the building remains in its original integrity;</del></p> <p><del>b) quality of the individual building's architecture;</del></p> <p><del>c) position and influence on the townscape or landscape;</del></p> <p><del>d) association with an important local figure or event.</del></p> <p><del>4.92 When considering development proposals, the Authority will give due regard to the difference in status between buildings of local importance and those that are statutorily listed and, hence, the level of protection which they respectively attract. ♣</del></p>	<p>To accord with the requirements of national policy</p> <p><i>HS2/AP6</i></p>
<b>MAC29</b>	Amend paragraph 4.102	<p>4.102 Areas of existing Open Space and Green Wedges are shown on the Proposals Map and will be protected from development in line with national planning policy. The Authority's Open Space Assessment was updated in 2016 and identifies the amount of recreational open space available in Centres and communities throughout the National Park. <u>♣Types of Open Spaces identified include formal and informal recreational open space, church graveyards, amenity space, allotments, planned open space within existing</u></p>	<p>Amends necessary to clarify the requirements of the policies in respect of open space and Green Wedges.</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<b>developments and school fields.</b> ♣_Based on the Fields in Trust standards of provision _♣ <del>it</del> <b>the Assessment</b> ♣ also identifies where there are shortfalls of specific types of recreational space.♣. <del>The assessment of recreational open space _♣</del> will be used to identify where planning obligations will be required to provide for future needs as a consequence of additional development in communities. This includes requirements for the housing allocations set out in the Plan. Planning obligations cannot be used to make up existing shortfalls of provision. Where these exist the Authority will consider planning applications to provide additional facilities in appropriate locations.	<i>HS2/AP7</i>
<b>MAC30</b>	Move paragraph 4.103 down below New Policy Open Space	<del><b>4.103 ♣Further details on the application of the open space standards will be provided in the Planning Obligations Supplementary Planning Guidance.</b></del> <del>♣</del>	Amends necessary to clarify the requirements of the policies in respect of open space and Green Wedges.  <i>HS2/AP7</i>
<b>MAC31</b>	Amend Policy 17 – Open Space and Green Wedges	<del>Policy 17 – Open Space and Green Wedges</del>  <del>Existing Open Space and Green Wedges are shown on the Proposals Map.</del>  <del>Where new residential development generates a need, provision of new open space or contributions towards off-sites provision will be required (see also Policy 53)</del>	Amends necessary to clarify the requirements of the policies in respect of open space and Green Wedges.  <i>HS2/AP7</i>
<b>MAC32</b>	Insert new Policy – Open Space and paragraph after paragraph 4.102	<b><u>New Policy – Open Space</u></b>  <b><u>Proposals leading to the loss of existing Open Space (shown on the Proposals Map) will only be permitted where it can be demonstrated that:</u></b>  <b><u>a)There is an excess of such provision in the area;</u></b> <b><u>b)The long term requirement for the type of open space has ceased;</u></b>	Amends necessary to clarify the requirements of the policies in respect of open space and Green Wedges.  <i>HS2/AP7</i>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<p><u>c) The site would not be suitable to provide an alternative type of open space for which there is a shortfall; or</u>  <u>d) Alternative provision of the same standard can be offered in an area equally accessible to the local community;</u>  <u>e) The redevelopment of a small part of the site would allow the retention and enhancement of the facility as a recreational resource.</u></p> <p><u>Provision of new Open Space will normally be sought from housing developments of 10 or more dwellings. The type and nature of the provision will be determined by the size and location of the development and can take the form of on-site provision, contributions for off-site open space, or a mixture of the two. ♣</u></p>	
<b>MAC33</b>	Insert paragraph 4.103	<p><u>4.103 ♣Further details on the application of the open space standards will be provided in the Planning Obligations Supplementary Planning Guidance.</u></p> <p>-♣</p>	<p>Amends necessary to clarify the requirements of the policies in respect of open space and Green Wedges.</p> <p><i>HS2/AP7</i></p>
<b>MAC34</b>	Insert new Policy – Green Wedges after paragraph 4.103	<p><b><u>New Policy – Green Wedges</u></b></p> <p><b><u>In order to prevent the coalescence of Centres, protect the setting of Centres and safeguard the countryside Green Wedges are designated at the following locations:</u></b></p> <p><b><u>GW1Angle</u></b>  <b><u>GW2 Between Broad Haven and Little Haven</u></b>  <b><u>GW3 Broad Haven East</u></b>  <b><u>GW4 Central Meadows Dale</u></b>  <b><u>GW5 Dinas Cross north side of A487</u></b></p>	<p>Amends necessary to clarify the requirements of the policies in respect of open space and Green Wedges.</p> <p><i>HS2/AP7</i></p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<u>GW6 Dinas cross south of A487</u> <u>GW7 East Feidr Fach Brynhenllan</u> <u>GW8 Dinas Cross Village Green</u> <u>GW9 Dinas Cross south of A487 – Tennis Courts</u> <u>GW10 Pen y Foel Dinas Cross West GW11 South Glanafon Dinas Cross West</u> <u>GW12 Manorbier east of Warlow Meadow GW13 Manorbier west of B4585</u> <u>GW14 Manorbier Skrinkle south of Wheelers Way</u> <u>GW15 Manorbier to Skrinkle</u> <u>GW16 Manorbier east of B4585</u> <u>GW17 Marloes</u> <u>GW18 New Hedges east of B4316</u> <u>GW19 New Hedges north east of Knightston Close</u> <u>GW20 Newport north side of A487</u> <u>GW21 Newport south of A487</u> <u>GW22 West of Morawelon, Parrog Newport</u> <u>GW23 South Rock House, Parrog Newport</u> <u>GW24 Between the Burgage and Saxondale Nolton Haven</u> <u>GW25 North West Nolton</u> <u>GW26 Porthgain central green</u> <u>GW27 Saundersfoot King George V playing Fields GW28 West of Rusheylake</u> <u>Bridge Saundersfoot GW29 Broadfield west of B4316 Saundersfoot GW30</u> <u>Between Upper and Lower Solva</u> <u>GW31 Solva, East of Ford road</u> <u>GW32 St Davids, North of Feidr Pant y Bryn</u> <u>GW33 St Davids east of Feidr Caerfai, south of Feidr Pant y Bryn</u> <u>GW34 St Davids west of Ffynnon Wen</u> <u>GW35 St Davids east of Waun Isaf</u> <u>GW36 St Davids between Catherine Street and Pigs Lane</u> <u>GW37 St Ishmaels north of Trewarren Road west</u>	



Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<p><b><u>GW38 Tenby east of A487 between New Hedges and Brynhir</u></b>  <b><u>GW39 Clickett Lane, Tenby West</u></b>  <b><u>GW40 Trefin North west</u></b>  <b><u>GW41 East of Manorbier</u></b></p> <p><b><u>Within these areas there is a presumption against inappropriate development. ♣</u></b></p>	
<b>MAC35</b>	Amend paragraph 4.105	<p>Planning Policy Wales, Edition <del>♣9, November 2016</del> <b><u>10, December 2018</u></b> paragraph 4.8.14 <b><u>3.69♣</u></b> advises that when considering applications for planning permission in green wedges, a presumption against inappropriate development will apply. Local planning authorities should attach substantial weight to any harmful impact which a development would have on a green wedge. <b><u>♣Details of the types of development considered to be appropriate within Green Wedges are provided in national planning policy. ♣</u></b></p>	<p>Amends necessary to clarify the requirements of new policies in respect of open space and Green Wedges.</p> <p><i>HS2/AP7</i></p>
<b>MAC36</b>	Amend Policy 18 – Shore Based Facilities	<p>Policy 18 – Shore Based Facilities</p> <p>Development of shore based facilities including those linked to proposals below mean low water, will be permitted within the developed areas of the coast where compatible with adjacent uses ♣ <del>subject to their being no unacceptable adverse effects.</del> <b><u>The potential effects of development on Natura 2000 sites will be considered in accordance with Policy 10. ♣</u></b></p>	<p>Amendment necessary to clarify the requirements of the Policy.</p> <p><i>HS2/AP9</i></p>
<b>MAC37</b>	Policy 19 - Porthgain, Saundersfoot, Solva and Tenby Harbours	<p>Policy 19 - Porthgain, Saundersfoot, Solva and Tenby Harbours</p> <p>Development within the identified harbour areas as shown on the Proposals Map, will be permitted provided that:</p> <p>a) it sustains harbour activities; and</p>	<p>Amendment necessary to clarify the requirements of the Policy.</p> <p><i>HS2/AP9</i></p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<p><del>b) it conserves or enhances the existing character of the harbour;♣; and</del>  <del>c) subject to there being no unacceptable adverse effects.</del></p> <p><b><u>The potential effects of development on Natura 2000 sites will be considered in accordance with Policy 10.♣</u></b></p>	
<b>MAC38</b>	Amend Policy 21 - Scale and Growth Policy	<p>Policy 21 - Scale and Growth Policy</p> <p>Where compatible with the National Park designation:</p> <p>a) The development of on shore based facilities within the developed area of the coast will be permitted. Marina development is not considered appropriate on this sensitive coast (see Policy 18)</p> <p><del>b) ♣ Provide for and or permit small scale employment proposals (see Policy 44). ♣</del></p> <p><del>c) ♣ Provide for and or permit housing, to facilitate the delivery of affordable housing needs. In addition priority will be given to the delivery of affordable housing needs over other uses in certain circumstances (see Policy 7, Policy 41, Policy 45, Policy 47, Policy 48, Policy 49 and Policy 53). ♣</del></p> <p><del>f) ♣ Allow limited expansion of existing caravan and camping sites or the limited development of new sites (Policy 42).</del></p> <p><del>g) For retail it is proposed to encourage the sympathetic regeneration of Tenby, Saundersfoot, St Davids and Newport so that they can continue to remain attractive places to live and visit; provide a valuable role in meeting the needs of local communities and visitors, and attract niche retail opportunities. ♣</del></p>	<p>Amendment necessary to clarify the requirements of the Policy.</p> <p><i>HS1/AP6</i></p>
<b>MAC39</b>	Amend Policy	Policy 24 – Borrow Pits	Amendment necessary to

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
	24 – Borrow Pitts	<p>Temporary planning permission will be granted for borrow pits where:</p> <p>♣ g) <b><u>The potential effects of development on Natura 2000 sites will not have unacceptable adverse effects.</u></b> be considered in accordance <b><u>with Policy 10.</u></b>♣</p>	<p>clarify the requirements of the Policy.</p> <p>HS3/AP1</p>
<b>MAC40</b>	Amend paragraph 4.141	<p>4.141 The built environment is an important feature in the National Park and contributes to its special qualities. <del>♣The term local, in this context means the National Park and immediately adjacent areas.</del> <b><u>The term ‘closely located in relation to the proposed development site’ in criterion c) should normally be taken to mean ‘the proposed quarry lies within the same Community Council area as the proposed development site or in an adjoining community council area to the proposed development site.’ Where an exception to this approach is proposed, it will be for the prospective developer to justify, to the satisfaction of the local planning authority, why a location within the Community Council area within which the development site falls or an adjoining one is not possible – and why the site chosen for the quarry provides the best available alternative.</u></b> <del>The term local, in this context means the National Park and immediately adjacent areas.</del></p>	<p>Amendment necessary to clarify the requirements of the Policy 24.</p> <p>HS3/AP1 and HS3/AP2</p>
<b>MAC41</b>	Amend paragraph 4.143 and 4.144	<p>4.143... In some cases this may relate to the need for small scale mineral extraction from local workings for building stone, which are not otherwise available and which can be extended without unacceptable adverse effects. <b><u>The term local, in this context means the National Park and immediately adjacent areas.</u></b> Of particular concern are the ...</p> <p>4.144 The use of locally derived building materials is supported so as to encourage the promotion of design quality which respects vernacular traditions. Consideration of environmental impacts will include designated sites, such as Natura 2000 sites and undesignated sites. <del>♣The term ‘closely located in relation to the proposed</del></p>	<p>Amendment necessary to clarify the requirements of the Policy 25.</p> <p>HS3/AP2</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<u>development site' in criterion b) should normally be taken to mean 'the proposed quarry lies within the same Community Council area as the proposed development site or in an adjoining community council area to the proposed development site.' Where an exception to this approach is proposed, it will be for the prospective developer to justify, to the satisfaction of the local planning authority, why a location within the Community Council area within which the development site falls or an adjoining one is not possible – and why the site chosen for the quarry provides the best available alternative. ♣</u>	
<b>MAC42</b>	Amend paragraphs 4.154 and 4.156	<p>4.154 Composting is a sustainable process/treatment for the large amount of green waste produced in the National Park. However the ♣product <u>resultant compost must be of a quality good enough for beneficial after-use, such as use in gardens, on brownfield sites, landscaping and full scale agricultural use♣</u></p> <p>4.156 The National Park Authority will support proposals for composting material predominantly generated within the National Park at or adjoining existing sites being used for waste management or disposal, which are operating with no associated environmental or other problems. Natural Resources Wales will be consulted. There are also environmental permits separate to the planning system that need to be considered. ♣Potential effects on <u>water resources are a material planning consideration and there should be no possibility of run-off, spillage or leachate pollution of surface or groundwaters. Planning Policy Wales Edition 10 December 2018 also states that sustainable waste management facilities should minimise adverse environmental impacts and avoid risks to human health. ♣</u></p>	<p>Amendment necessary to clarify the requirements of the Policy.</p> <p>HS3/AP3</p>
<b>MAC43</b>	Amend Policy 30 - Sustainable	Policy 30 Sustainable Design	Amendment necessary to clarify the requirements of

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
	Design	All proposals for development will be expected to demonstrate an integrated approach to design and construction, and will be required to be well designed in terms of:  e) ♣ <del>Energy</del> <b><u>Efficient use of energy</u></b> ♣	the Policy.  HS4/AP1
<b>MAC44</b>	Amend paragraph 4.164	4.164 Criterion a) includes landscape and townscape. Criterion b) embraces historic landscape, geodiversity and biodiversity. Criterion c) includes “Secured by Design”, adaptability to changing circumstances, and neighbour amenity considerations. <del>♣Applicants</del> <b><u>Criterion e): applicants</u></b> ♣ will be expected to demonstrate a design approach which minimises energy use. <del>♣Applicants</del> <b><u>Criterion f) applicants</u></b> ♣ will be expected to incorporate appropriate renewable or low carbon energy technologies including solar water systems, solar photovoltaic, wind, heat pumps and biomass where appropriate.	Amendment necessary to clarify the requirements of the Policy 30  HS4/AP1
<b>MAC45</b>	Amend Policy 31 - Amenity	Policy 31 - Amenity  Development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where:  a) the development <del>♣</del> <b><u>would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park</u></b> <del>is for a use inappropriate to where people live or visit; ♣;</del> and/or	Amendment necessary to clarify the requirements of the Policy.  HS4/AP3
<b>MAC46</b>	Amend paragraph 4.166	This policy aims to protect the amenity enjoyed by people in their residences, workspaces and recreational areas. Amenity is defined as those elements in the appearance and layout of town and countryside which make for a pleasant life rather than a mere existence. <del>♣Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity. ♣</del>	Amendment necessary to clarify the requirements of the Policy 31.  HS4/AP3
<b>MAC47</b>	Amend Policy	Policy 34 - Renewable <del>Energy</del> <b><u>and Low Carbon Energy</u></b> (Strategy Policy)	Amendment necessary to

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
	34 - Renewable and Low Carbon Energy	<p>♣ <del>Small scale</del> <b><u>Proposals for renewable and low carbon energy</u></b> schemes will be considered favourably, subject <del>development including those relating to there being no unacceptable adverse effects. Medium scale schemes also offer some potential and</del> <b><u>wind, solar and hydro power, anaerobic digestion and biomass will be permitted subject to the same considerations. following criteria:</u></b></p> <p><b><u>a) Small and medium scale renewable energy schemes would not individually or cumulatively have an unacceptable adverse effect on the visual amenities, landscape character and/or nature conservation value of the local area.</u></b></p> <p><b><u>b) Large scale renewable energy</u></b> <del>schemes will only be permitted where they do not compromise</del> <b><u>and low carbon energy schemes would not individually or cumulatively have an unacceptable adverse effect on the special qualities of the National Park.</u></b>  <del>Where there</del>  <b><u>The table below sets out the type and scale of renewable and low carbon energy technology that are</u></b> <del>other renewable energy schemes already in operation in the area, cumulative impacts will be an important consideration</del> <b><u>appropriate for the National Park.</u></b></p> <p><b><u>c) Onshore connections to off- shore renewable energy generators</u></b> <del>will also be permitted subject to there being no</del> <b><u>would not have an unacceptable adverse effects.</u></b>  <del>Developers requiring</del> <b><u>effect on the visual amenities, landscape character or nature conservation of the developed and undeveloped coast. Where an undeveloped coastal location</u></b> <del>for onshore connections to offshore renewable energy installations will</del> <b><u>is required proposals need to</u></b> <del>clearly justify this need in relation to Policy 8a)</del> <b><u>demonstrate why the location is necessary with the least obtrusive approach to design being taken (See also Policy 60) Policy 8-, Policy 9 and Policy 60).</u></b></p> <p><b><u>d) All renewable and low carbon energy development proposals will be required to</u></b></p>	<p>provide greater clarify the requirements of the policy.</p> <p>HS4/AP4</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<p><b><u>demonstrate that:</u></b></p> <ul style="list-style-type: none"> <li>I. <b><u>Measures have been taken to minimise impacts on the landscape and natural environment of the National Park;</u></b></li> <li>II. <b><u>There will be no unacceptable impacts on residential amenity;</u></b></li> <li>III. <b><u>The development would not compromise highway safety;</u></b></li> <li>IV. <b><u>The development would not interfere with radar, air traffic control systems, telecommunications links, television reception, radio communication and emergency services; and</u></b></li> <li>V. <b><u>There are satisfactory proposals in place for site restoration. ♣</u></b></li> </ul>	
<b>MAC48</b>	Insert new paragraphs after 4.186	<p>New paragraph ♣- <b><u>Provision should be made for the removal of temporary structures, plant and equipment from the site once construction works are completed. When the installation has come to the end of its operational life, all structures, plant, equipment and associated infrastructure should be removed within (6 months, or a pre- negotiated period) after decommissioning and the land restored to an acceptable standard as agreed prior to consent being granted. ♣</u></b></p> <p>New paragraph - <b><u>Community benefit type, negotiation and administration is referred to in TAN 8. Some benefits can be justified as mitigation of development impacts through the planning process. In addition, developers may offer benefits not directly related to the planning process which may go some way to ameliorate the community consequences of impacts. It falls to be negotiated with developers but it is not a mandatory requirement or a material consideration in the determination of planning merits and should not be viewed as a means to overcome fundamental planning objections to a particular development. Community benefit may fall within a number of categories (e.g. social, economic, environmental, ecological or educational benefits) and</u></b></p>	<p>Amendment necessary to provide greater clarify the requirements of the Policy. 34.</p> <p>HS4/AP4</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<p><b><u>contributions may take a number of forms such as:</u></b></p> <ul style="list-style-type: none"> <li>▪ <b><u>In-kind benefits such as the construction of a needed community facility;</u></b></li> <li>▪ <b><u>A lump sum financial payment for the benefit of the community;</u></b></li> <li>▪ <b><u>Annual payments to the community;</u></b></li> <li>▪ <b><u>A commitment from the developer to use local labour and/or contractors/services wherever possible. ♣</u></b></li> </ul>	
<b>MAC49</b>	Amend Policy 37 - Relocation of Existing Permanent Dwellings affected by Coastal Change	<p>Policy 37 - Relocation of Existing Permanent Dwellings affected by Coastal Change</p> <p>Proposals for the relocation of existing permanent dwellings in the countryside affected by coastal change (see Proposals Map) will be permitted, provided that:</p> <p>a) <del>♣ The</del> <b><u>It can be demonstrated that the</u></b> <del>♣</del> development replaces a permanent dwelling which is affected or threatened by erosion or tidal inundation within 20 years of the date of the proposal; and</p> <p>b) It is located <del>♣ an appropriate distance</del> <b><u>♣ outside and inland with regard to of the Coastal Change Management Area and</u></b> <del>other information in the relevant Shoreline Management Plan and</del> <del>♣ where possible it is in a location that is close to the coastal community from which it was displaced; and....</del></p> <p>f) The existing <del>♣</del> <b><u>building is demolished and the site</u></b> <del>is ♣</del> cleared and made safe; and</p>	<p>Amendment necessary to clarify the requirements of the Policy.</p> <p>HS4/AP5</p>
<b>MAC50</b>	Amend Policy 38 - Relocation and replacement of development (other than residential) affected by coastal change	<p>Policy 38 - Relocation and replacement of development (other than residential) affected by coastal change</p> <p>Proposals for the relocation and replacement of community facilities, commercial and business uses that are considered important to coastal communities affected by coastal change (see Proposals Map) will be permitted, provided that:</p> <p>a) <del>♣ The</del> <b><u>It can be demonstrated that the</u></b> <del>♣</del> proposed development replaces that which is</p>	<p>Amendment necessary to clarify the requirements of the Policy.</p> <p>HS4/AP5</p>



Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<p>forecast to be affected by erosion within 20 years of the date of the proposal; and</p> <p>b) The new development is ♣ <del>located an appropriate distance</del> ♣ <b>outside and inland</b> with regard to <del>of the Coastal Change Management Area</del> and other information in the relevant Shoreline Management Plan ♣ and where possible it is in a location that is close to the coastal community from which it was displaced; and</p> <p>c) The new building or land area is comparable in size to that which it is to replace; and ♣</p> <p>e) <del>The</del> <b>d) Any existing buildings are demolished and the site is</b> either ♣ cleared and made safe or put to a temporary use beneficial to the local community; and ♣</p> <p>d) <b>e) ♣</b> The site meets all other criteria against which a proposal for these uses would normally be judged.</p>	
<b>MAC51</b>	Amend paragraph 4.202	<p>Twenty years is the timescale that Government guidance states (for the purposes of Shoreline Management Plans) as the 'present time' or 'short-term'. It is used in all Shoreline Management Plans to define Epoch 1. There is a need to balance blight with the ability of property owners within the risk areas to adapt or respond to the coastal changes. ♣ <b><u>Replacement buildings must be similar in size and proportion to the original building or site. Proposals for developments which are significantly different in terms of footprint, scale, size, and use will not be permitted under this policy.</u></b> ♣</p>	<p>Amendment necessary to clarify the requirements of the Policy 38.</p> <p>HS4/AP5</p>
<b>MAC52</b>	Amend Policy 39 - Visitor Economy	<p>Policy 39 - Visitor Economy</p> <p>To attract visitors outside the peak season while ensuring that the National Park environment is conserved and enhanced as a landscape of national and international importance by:</p> <p>a) to f)...</p>	<p>Amendment necessary to clarify the requirements of the Policy.</p> <p>HS5/AP3</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		Activities which would damage the special qualities of the National Park will not be permitted (see Policy 8)♣ <del>Proposals under this policy which might represent a threat to any sites and species of European importance will not be permitted (see Policy 40).</del> <b><u>The potential effects of development on Natura 2000 sites will be considered in accordance with Policy 10.</u></b> ♣	
<b>MAC53</b>	Amend Policy 40 - Loss of Hotels and Guest Houses	<p>Policy 40 - Loss of Hotels and Guest Houses</p> <p>Loss of hotels and guest houses in the National Park will be permitted where♣ <b><u>it can be demonstrated that:</u></b> ♣</p> <p>c) there is no unacceptable adverse effect on the ♣ appeal <b><u>appearance</u></b>♣ and intrinsic character of the resort, area or frontage.</p>	<p>Amendment necessary to clarify the requirements of the Policy.</p> <p>HS5/AP6</p>
<b>MAC54</b>	Amend Policy 42 - Caravan, Camping and Chalet Development	<p>Policy 42 - Caravan, Camping and Chalet Development</p> <p>New Caravan, Camping and Chalet sites and changes of ♣ <del>accommodation</del> <b><u>pitch types</u></b>♣ within existing sites will be considered away from the coast and Preselis and in locations not intervisible with them.</p> <p>Extensions to existing sites will be considered where the extension is in a well-screened location.</p> <p>Extensions to existing sites with no increase in pitch numbers to achieve clear environmental improvement in relation to landscaping and layout will be permitted where existing sites have highly prominent parts, often visible from the coast and inshore waters, and where extensions allow pitches to be transferred to more discreet locations.</p>	<p>Amendment necessary to clarify the requirements of the Policy.</p> <p>HS5/AP7</p>

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		<p>Proposals coming forward as set out above must ensure ♣ <u>that</u>♣:</p> <p>a) New development (including ancillary facilities) and changes within sites avoid sensitive locations and units are sited so that they can be readily assimilated into the landscape without causing an unacceptable adverse effect on the National Park landscape (see Policy 16).</p> <p><b><u>New criterion) ♣ Units ♣ are sited so that they can be readily assimilated into the landscape without causing an unacceptable adverse effect on the National Park landscape (see Policy 16).</u></b></p>	
<b>MAC55</b>	Amend paragraph 4.231	<p>Conditions: A condition ♣ <del>preventing year-round occupancy</del> ♣ <b><u>to ensure that holiday accommodation is used for holiday use and not occupied as a person's sole or main place of residence will be included on any permission granted. Seasonal use sites or pitches will usually be limited permitted to operate from the</u></b> ♣ beginning of May to end of September.</p>	<p>Amend paragraph 4.231 to accord with the requirements of WG Circular 016/2014.</p> <p><i>HS5/AP5</i></p>
<b>MAC56</b>	Amend Policy 43 - Site Facilities on Camping, Chalet and Caravan Sites	<p>Policy 43 - Site Facilities on Camping, Chalet and Caravan Sites</p> <p>Development of retail and other facilities on camping, chalet and caravan sites will be permitted where ♣ <b><u>it can be demonstrated that:</u></b></p> <p>a) <del>it can be demonstrated that the</del> ♣ facility is not already available in the vicinity; and</p>	<p>Amendment necessary to clarify the requirements of the Policy.</p> <p><i>HS5/AP8</i></p>
<b>MAC57</b>	Amend paragraph 4.233	<p>The provision of catering, leisure or shopping facilities on a scale that exceeds the reasonable requirements of the occupiers of the site or which relates poorly to the size, character or location of the site will not be encouraged. ♣ <b><u>For the purposes of this policy, 'vicinity' will usually mean up to 1km walking distance from the main</u></b></p>	<p>Amendment necessary to clarify the requirements of Policy 43.</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<b>entrance to the site.</b> ♣ Facilities of a larger size and scale may be considered in circumstances where such facilities are lacking in the immediate locality.	HS5/AP8
<b>MAC58</b>	Amend paragraph 4.273	This policy approach is likely to secure in principle a deliverable housing provision of 960 dwellings including an affordable housing provision of an estimated <del>♣250</del> <b>362</b> ♣ dwellings. A contingency has also been added to the provision in accordance with Welsh Government requirements.	Amendment necessary to clarify the requirements of Policy 49.  HS7/AP2
<b>MAC59</b>	Amend paragraphs 4.278 and 4.281	<p>4.278 Table 5 below shows the housing land supply for the Local Development Plan as at March <del>♣2018</del>. <b>2019♣.</b></p> <p>4.281 The Authority has relied on the Joint Housing Land Availability Study <del>♣2016</del> <b>2019♣</b> regarding the likelihood of sites of 5 or more dwellings coming forward in the period <del>♣2016</del> <b>2019</b> to 2021. <del>2024.</del> ♣ ♣<del>The supply comprises of sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in the adopted local development plan, categorised as prescribed in Technical Advice Note 1.</del> ♣This study influences the figures provided in the table below. In the table:</p> <ul style="list-style-type: none"> <li>▪ A: sets out total completions for small and large sites between April 2015 and April 2016-<del>♣2019♣</del>.</li> <li>▪ B: A figure is not included for under construction.</li> <li>▪ C: Units with planning permission 1<sup>st</sup> April 2016:- <del>♣2019♣</del>:- The figure provides a figure for planning permissions as at 1<sup>st</sup> April 2016. The figure is discounted to take account of <b>reflects</b> the likelihood that all sites will <b>and with planning permission may</b> not be delivered. <b>This relates primarily to issues known regarding some larger sites with permission</b></li> </ul>	Amendment necessary to clarify the requirements of Policy 48.  HS6/AP1

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		<p><b><u>(sites of 5 or more units). The overall result is a discount of 25%. See Appendix 2 of the Housing Background Paper for more information. <u>on expectations from individual sites</u> ♣These sites are listed in Policy 48 and shown on the Proposals Map.♣</u></b></p> <ul style="list-style-type: none"> <li>▪ D: The figures identify sites of 5 or more dwellings which are toned as allocations on the Proposals Map and are listed under Policy 48. <b><u>Sites with the benefit of planning permission as at 1<sup>st</sup> April ♣2019♣ are included in Row C.</u></b> 30 Dwellings per hectare density is used unless there is more up to date information available such as an advanced pre-application or a planning permission in place post April 2016 or if the site has been assessed for the previous Local Development Plan and there is information on the estimated number of dwellings that are feasible on the site. <del>Figures are estimates.</del></li> <li>▪ E: large windfall sites (5 or more unit sites): Reflects the completion rate on five or more unit windfall sites between <del>♣2007-2009 and 2016.</del> <b><u>2019.</u></b> ♣The figures have been reduced by 40% for Tenby to reflect reduced opportunities over time as explained above under 'Past Delivery Rates'. ♣See Appendix 4 Housing Background Paper. ♣</li> <li>▪ F: small windfall sites (fewer than 5 unit sites): F is derived from the Joint Housing Land Availability Studies 2011 to <del>♣2017</del> <b><u>2019</u></b>♣ small site completion figures and is distributed according to the number of households in each tier. ♣ See Appendix 4 Housing Background Paper. ♣</li> </ul>	
<b>MAC60</b>	Table 5 Components of Housing Land Supply	See Appendix 2.	<p>Amendment necessary to provide updated housing supply figures.</p> <p><i>HS6/AP1</i></p>

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<b>MAC61</b>	Table 6 Components of Affordable Housing Land Supply	See Appendix 3.	Amendment necessary to provide updated affordable housing supply figures.  <i>HS7/AP7</i>
<b>MAC62</b>	Amend paragraph 4.284	<del>4.284 Please note the percentage figures for affordable housing provision used to calculate Row D are set out in the Authority's Land Implementation Study December 2017 and are estimates.</del> <b><u>The small site contribution for affordable housing provision is extrapolated from the completion rate historically between 2008 and 201</u></b> ♣ <del>9</del> ♣	Amendment necessary to clarify the requirements of Policy 48.  <i>HS6/AP1</i>
<b>MAC63</b>	Update Policy 47 housing land supply figure	Housing (Strategy Policy) Based on the level of anticipated affordable housing need, balanced against deliverability and landscape capacity, provision is made for 4,150 <b><u>1,120</u></b> housing units to deliver a housing requirement of 960 dwellings between 2015 and 2031.	Amendment necessary to provide updated housing supply figures.  <i>HS6/AP1</i>
<b>MAC64</b>	Insert new paragraph after Policy 47 Housing	♣New paragraph - <b><u>The housing land supply includes a provision of an additional 160 dwellings, this contingency is intended to provide flexibility and ensure the supply of housing over the Plan period.</u></b> ♣	Amend to the reasoned justification of Policy 47 is necessary to clarify the level of the flexibility allowance.  <i>HS6/AP6</i>
<b>MAC65</b>	Policy 48 Housing Allocations	See Appendix 4.	Amendments to Policy 48 are necessary to provide accurately

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
			differentiate between allocated sites and sites with planning permission on the 31 <sup>st</sup> March 2019  <i>HS6/AP7</i>
<b>MAC66</b>	Amend paragraphs 4.287 and 4.288	<p>4.287 The tables ♣ below <u><b>Appendix 4 Requirements for Housing Allocations and Large Windfall Sites</b></u> focus on unique site issues primarily in terms of landscape, archaeological and ecological advice which will need to be addressed when proposals are brought forward. Unique requirements are also included where relevant for some potential large housing windfall sites which were assessed as part of the candidate site process.</p> <p><del>4.288♣ For those sites highlighted with a '♦' an initial assessment using data was sourced from the emerging Welsh Government, Department for Environment and Rural Affairs' (Defra) Draft Predictive Agricultural Land Classification Map for Wales (2017) shows that soil within the site is high grade agricultural land (Grades 1, 2 or 3a). Further analysis will be required to check the accuracy of the data and the use of conditions on any planning permission granted may be necessary to ensure that the soil resource can continue to provide identified benefits. ♣</del></p>	<p>Amend to the reasoned justification of Policy 48 is necessary to explain the information contained in Appendix 4 of the Plan.</p> <p><i>HS6/AP6</i></p>
<b>MAC67</b>	Delete Table 7 Housing Allocations - Requirements	See Appendix 5	<p>Amendment necessary to make clear the detailed requirements of the policy.</p> <p><i>HS6/AP7</i></p>
<b>MAC68</b>	Delete Table 8 Potential Large Windfall Housing Sites	See Appendix 6	<p>Amendment necessary to make clear the detailed requirements of the policy.</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
			<i>HS6/AP7</i>
<b>MAC69</b>	Delete Policy 49 – Affordable Housing	<p>Policy 49 – Affordable Housing</p> <div style="border: 1px solid black; padding: 10px;"> <p><del>Affordable Housing (Strategy Policy)</del>  <del>To deliver affordable housing the National Park Authority will on proposals that include market housing:</del></p> <p><del>a) Seek to negotiate affordable housing to meet the identified need in the housing submarket areas and Centres as set out in Table 9 below.</del></p> <p><del>b) Seek a financial affordable housing contribution to help with the delivery of affordable housing on:</del></p> <ul style="list-style-type: none"> <li><del>▪ proposals where the provision of an affordable dwelling on site is not possible</del></li> <li><del>▪ Conversion opportunities in the countryside (Policy 7d).</del></li> </ul> <p><del>The Authority will also allow the exceptional release of land within or adjoining Centres for affordable housing to meet an identified local need.</del></p> <p><del>When considering a new use for a redundant community facility an employment use or housing contributing to or providing affordable housing will be prioritised. When considering a new use for an employment site a community use or a housing development contributing to or providing affordable housing will be given priority. The percentage affordable housing requirements and contributions set out below will be sought.</del></p> <p><del>Where a planning application is received for a site below the</del></p> </div>	<p>Amendment necessary to make clear the detailed requirements of the policy.</p> <p><i>HS7/AP3</i></p>



Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
MAC70	Insert new Policy 49 – Affordable Housing	<p><del>affordable housing threshold but which is part of a larger site which is above the threshold then the Authority will expect affordable housing to be provided. This is to ensure that sites are not broken up into smaller portions and phased which would avoid the requirement for affordable housing.</del></p> <p><del>The affordable housing target for the Plan period is an estimated 250 affordable housing units.</del></p> <p><del>Policy 53 provides further advice on prioritising affordable housing when negotiating planning obligations.</del></p> <p><i>'Table 9 – Percentage of Affordable Housing for Housing Submarket Areas is retained and relocated to follow paragraph 4.291'</i></p> <p>Policy 49 – Affordable Housing</p> <p><b><u>♣Over the Plan period 2016 to 2031 the Local Development Plan will seek to provide 362 affordable dwellings in the National Park. In order to deliver this target:</u></b></p> <p><b><u>a) Development proposals for private market housing will be required to make the following on-site provision:</u></b></p> <ul style="list-style-type: none"> <li><b><u>i. 50% affordable housing on sites of 2 or more dwellings in the Newport, Tenby and South East Coast sub-market areas;</u></b></li> <li><b><u>ii. 35% affordable housing on sites of 3 dwellings or more in the St Davids and North Coast sub-market area;</u></b></li> <li><b><u>iii. 25% affordable housing on sites of 4 dwellings or more in the South West Coast sub-market area;</u></b></li> </ul>	<p>Amendment necessary to make clear the detailed requirements of the policy.</p> <p>HS7/AP3</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<p><u>iv. 20% affordable housing on sites of 5 dwellings or more in the St Brides Bay sub-market area; and</u></p> <p><u>v. 15% affordable housing on sites of 7 dwellings or more in the Estuary Hinterland and North East sub-market areas;</u></p> <p><u>Where it can be demonstrated that on-site provision is not appropriate or where the proposal relates to the conversion of a building in the countryside, alternative forms of contribution, including off-site provision and commuted sums, will be sought;</u></p> <p><u>b)The reuse of redundant community facilities, employment sites and the conversion of a building in the countryside will be prioritised for the provision of affordable housing in accordance with Policy 44, Policy 45, Policy 53, Policy 7d) and New Policy 'Housing Development Proposals'; and</u></p> <p><u>c) Affordable housing exception sites will be permitted in accordance with New Policy Affordable Housing Exception Sites;</u></p> <p><u>Where a planning application is received for a site below the affordable housing threshold but forms part of a larger site which is above the threshold commensurate provision will be required.</u></p>	
MAC71	Insert new paragraphs after Policy 49	<p>♣New Paragraph -<u>The requirement for affordable housing in that LHMA (2014) stated an annual need for 1450 affordable rented properties for the 5 years to 2019; and 289 affordable dwellings to purchase over the same period across Pembrokeshire. The need in the National Park area has been extrapolated to cover 5 years of plan period showing a total 5 year need of 1,850 affordable housing units as shown in Table 3 of the Local Development Plan.</u></p> <p><u>New paragraph - The majority of affordable rented need identified in the Local Housing Market Assessment, and supported by regular reviews of the Combined Housing Register, is for one bedroom units (80%); with the remainder spread</u></p>	<p>Amendment necessary to make clear the detailed requirements of the policy.</p> <p>HS7/AP3</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<p><u>across two, three, four and five bedroom properties. This is because of a general lack of provision of one bedroom units across the county due to historical development. The provision of one- bedroom units would therefore need to be the primary consideration on smaller sites. However it would not be appropriate to deliver this level of one bedroom units (80%) on larger affordable housing sites where a mixed community would be the aim. This is taken into consideration when new social housing developments are delivered by Registered Social Landlords.</u></p> <p>New paragraph - <u>Affordable rented units account for over 83% of need identified in the LHMA, with the remainder showing a need for Low Cost Home Ownership (or similar scheme). The requirement for affordable homes to purchase needs to take into consideration the availability of support for the purchase of properties at affordable levels, through schemes such as Homebuy, Rent to Own and Shared Ownership. ♣</u></p>	
<b>MAC72</b>	Amend Paragraph 4.291 and insert new paragraphs	<p>4.291 ♣ <u>The affordable housing target will not meet the need set out in the Local Housing Market Assessment. This is because the need forecast is greater than housing land supply can deliver. The approach to affordable housing delivery is to:</u></p> <p>a) to c)...</p> <p><u>d) Support the delivery of affordable housing led sites on suitable public land (i.e.at least 50% affordable) in accordance with the Minister for Housing and Local Government's letter of the 8<sup>th</sup> July 2019.</u></p> <p>New paragraph - <u>The Authority will prepare supplementary planning guidance on affordable housing provision.</u></p>	<p>Amendment necessary to make clear the detailed requirements of the policy.</p> <p>HS9/AP3</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<p>New paragraph - <b><u>A target of 362 affordable housing dwellings is identified for delivery over the Plan period taking account of the need for flexibility as per market housing provision and the need to negotiate proposals on a site by site basis. Policy 53 c) (note now separate policy) provides further advice on prioritising affordable housing when negotiating planning obligations. ♣</u></b></p>	
<b>MAC73</b>	Delete paragraph 4.293 and 4.295	<p><del>4.293 ♣ In order for sites to be considered as exceptions sites a need for affordable housing must be shown and there must be a mechanism for making sure the properties remain affordable in perpetuity. In the case of Low Cost Home Ownership, experience has shown that no mortgage lender will lend without a mortgagee in possession clause being included within a Section 106 legal agreement. As such a clause enables the re-sale of the property without restriction (in circumstances where the property is re-possessed); this does not guarantee that it will remain affordable in perpetuity. The Authority is keen to ensure that exception sites do not become market sites over time as a result of such clauses. Given this situation, exception sites will only be permitted for affordable rented properties. ♣</del></p> <p><del>4.295 ♣ The Authority is committed to ensuring delivery of the most appropriate type of affordable housing to meet the needs of the community. The Pembrokeshire 2014 Local Housing Market Assessment indicated that the predominant need for affordable housing in all parts of Pembrokeshire is for social rented properties (83%). Pembrokeshire County Council also has evidence from monitoring work of Low Cost Home Ownership applicants encountering difficulties in gaining mortgages. Furthermore, the Council's experience of the re-sale of these properties has been that occupants who have benefited from the Low Cost Home Ownership property have often not fully understood the nature of the ties associated with the property and are discontent with the process involved. For all of these reasons, this Authority is keen to</del></p>	<p>Amendment necessary to make clear the detailed requirements of the policy.</p> <p><i>HS7/AP4</i></p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<del>prioritise the delivery of rented affordable properties above Low Cost Home Ownership properties, where this is a requirement through a S.106 agreement on market sites. As a result, on market sites, where an onsite contribution or provision is necessary, the Authority will require the delivery of social and/or intermediate rented properties in preference to Low Cost Home Ownership properties. ♣</del>	
<b>MAC74</b>	Insert new paragraph before paragraph 4.296	♣New paragraph - ♣ <b><u>To assist in meeting the defined need for affordable housing, the National Park Authority will, where appropriate, support the development of affordable housing led schemes, which propose the delivery of at least 50% affordable housing, on privately and publicly owned sites. ♣</u></b>	To address the requirements of national planning policy.  HS7/AP1
<b>MAC75</b>	Insert new Policy - Affordable Housing Exception Sites after paragraph 4.296	♣ <b><u>New Policy - Affordable Housing Exception Sites</u></b>  <b><u>Affordable housing sites within or adjoining the Plan's Centres will be permitted where it can be demonstrated that:</u></b>  <b><u>a) The site is solely for affordable housing and there are clear and adequate mechanisms to ensure that the benefits of affordable housing will be secured for initial and subsequent occupiers; and</u></b> <b><u>b) A genuine need for affordable housing has been identified; and</u></b> <b><u>c) The site is of a size and scale that is commensurate with the defined need and is in keeping with the form and character of the Centre.</u></b>	To accord with the requirements of national planning policy and provide an appropriate policy to assess proposals for affordable housing exception sites.  HS7/AP4
<b>MAC76</b>	Insert new paragraphs after new Policy – Affordable Housing Exception	New paragraph - <b><u>This policy will allow the development of sites for 100% affordable housing to meet local needs in locations not normally acceptable for residential development in accordance with National Planning Policy and TAN 2.</u></b>  New paragraph - <b><u>The policy aims to help sustain rural communities and retain</u></b>	To accord with the requirements of national planning policy and provide an appropriate policy to assess proposals for affordable housing

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
	Sites	<p><u>people in their local communities by allowing the development of small scale affordable homes to meet local identified housing need. Promoters of such sites include Registered Social Landlords, the County Council and Community Land Trusts.</u></p> <p>New paragraph - <u>New affordable homes should be of a size, scale and tenure that is commensurate with the defined need. Evidence of need can be drawn from the Local Housing Market Assessment, the Common Housing Register and Community Council surveys.</u></p> <p>New paragraph - <u>With regard to criterion c) the policy aims to sustain rural communities and retain people in their local communities by the development of small scale affordable homes developments to meet a locally identified need. The Centres of the National Park vary in size, in particular the Rural Centres, and therefore care needs to be taken to ensure that the development is in keeping with the form and character of the Centre and also that as the number of affordable units increase it can create difficulties around maintaining a community of mixed tenures.</u></p> <p>New paragraph - <u>The affordable housing will need to remain available in perpetuity to meet affordable housing need through the use of obligations or conditions. Affordable housing exception sites are not appropriate for market housing.♣</u></p>	<p>exception sites.</p> <p>HS7/AP4</p>
MAC77	Insert new Policy – Housing Development Proposals after New Policy Affordable Housing	<p><u>♣New Policy - Housing Development Proposals</u></p> <p><u>To ensure that housing development is appropriately located and suitable in scale and type to meet Strategic Policies 2, 3, 4, 5, 6 and 7, housing development proposals will only be permitted the following locations:</u></p> <p><u>1. Centres</u></p>	<p>To assessing provide a clear policy for assessing proposals for housing development on non-allocated sites.</p> <p>HS6/AP8</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
	Exception Sites and its reasoned justification.	<p><b><u>a) On sites allocated for housing or on other suitable sites within a Centre boundary; or</u></b>  <b><u>b) On sites which constitute sensitive infilling in of small gaps or minor extensions (i.e. rounding off) in Centres without a Centre boundary listed in Policy 6; or</u></b>  <b><u>c) on exceptional land releases within and adjoining Centres for affordable housing to meet an identified local need (see New Policy Affordable Housing Exception Sites)</u></b></p> <p><b><u>2. Countryside</u></b></p> <p><b><u>a) Where the development relates to a need for housing which meets current national policy on housing in countryside (a rural enterprise dwelling or a One Planet Development); or</u></b>  <b><u>b)Where the development relates to the conversion of a rural building(s) (see Policy 7d). ♣</u></b></p>	
<b>MAC78</b>	Insert new paragraph after new Policy – Housing Development Proposals	<p><b><u>♣New paragraph - Policies 2 to 7 identify suitable locations for new housing within the settlement hierarchy to support the delivery of a sustainable pattern of development. The type and scale of development permitted within each tier is commensurate to a settlement's place in the sustainable settlement hierarchy and controlled as follows:</u></b></p> <ul style="list-style-type: none"> <li>▪ <b><u>Criterion 1a) directs housing growth in towns and villages to allocated sites and to other suitable windfall sites within the settlement's Centre boundary. Open market housing development on these sites will be expected to contribute to Affordable Housing in accordance with Policy 49.</u></b></li> <li>▪ <b><u>Criterion 1b) enables sensitive infill and rounding off to take place in those Centres listed that do not have a Centre boundary defined.</u></b></li> </ul>	<p>To assessing provide a clear policy for assessing proposals for housing development on non-allocated sites.</p> <p><i>HS6/AP8</i></p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<ul style="list-style-type: none"> <li>▪ <u>Criterion 1c) enables the development of affordable housing on exception sites within and adjoining the Centre.</u></li> <li>▪ <u>Criterion 2a) applies a restrictive approach to housing development in the countryside in line with national policy. The policy identifies where certain types of development will be supported in principle and determined in accordance with national policy and Technical Advice Notes namely:</u> <ul style="list-style-type: none"> <li>○ <u>Rural enterprise worker dwellings – see TAN 6, July 2010.</u></li> <li>○ <u>One Planet Development – see TAN 6, July 2010.</u></li> </ul> </li> <li>▪ <u>Criterion 2b) Please see Policy 7d) and supporting reasoned justification which sets out the manner in which this policy approach will be applied. ♣</u></li> </ul>	
<b>MAC79</b>	Amend Policy 50 – Housing Densities	<p><b><u>Policy 50 - Housing Densities ♣ and Mix ♣</u></b></p> <p><b><u>Residential development proposals will be permitted where the residential density is a minimum of 30 dwellings per hectare. Lower density levels will only be permitted where it can be demonstrated that:</u></b></p> <p><b><u>a) Development at the prescribed densities would have an unacceptable adverse effect on the character of the surrounding area; or</u></b></p> <p><b><u>b) Reduced densities are required as a result of significant site constraints or to preserve a feature that would contribute to existing or future local amenity.</u></b></p> <p>♣ All new development that includes housing will only be permitted where it</p>	<p>Amendment necessary to make clear the detailed requirements of the policy in respect of housing densities.</p> <p><i>HS7/AP10</i></p>



Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<del>contributes to the creation of balanced communities, providing an appropriate mix of housing types, tenures and sizes, including properties to meet affordable housing need, unless exceptional circumstances are demonstrated. A collaborative approach based on the evidenced viability of the new development will be taken in order to establish an appropriate mix of housing types and tenures which will contribute to the objective of achieving mixed and sustainable communities.♣</del>	
<b>MAC80</b>	Insert new Policy – Housing Mix after Policy 50 – Housing Densities	<p>♣ <b><u>New Policy - Housing Mix</u></b></p> <p><b><u>In order to ensure the creation of balanced communities all new housing development will be required to include a mix of dwelling sizes, types and tenures having regard to the current evidence of housing need in the National Park. ♣</u></b></p>	<p>Amendment necessary to make clear the detailed requirements of the policy in respect of housing mix.</p> <p><i>HS7/AP10</i></p>
<b>MAC81</b>	Amend paragraph 4.300	<p>The Plan's strategic objective for housing is to facilitate the delivery of affordable housing needs. Proposals that are unable to contribute to the delivery of sustainable well-balanced communities by including on site provision of affordable housing or contributing financially to the delivery of affordable housing by way of a financial contribution will not be permitted unless exceptional circumstances are demonstrated.</p> <p><b><u>♣ A collaborative approach based on the evidenced viability of the new development will be taken in order to establish an appropriate mix of housing types and tenures which will contribute to the objective of achieving mixed and sustainable communities.♣</u></b></p>	<p>Amendment necessary to make clear the detailed requirements of the policy in respect of housing densities.</p> <p><i>HS7/AP10</i></p>
<b>MAC82</b>	Amend Policy 51 – Gypsy, Travellers and Showpeople Sites	<p>Policy 51 – Gypsy, Travellers and Showpeople Sites</p> <p>Proposals for Gypsy, Traveller and Showpeople sites will be permitted where:</p> <p><del>a) evidence of need to locate or provide transitory arrangements in the area has been identified; and</del> <b><u>♣ The applicant has demonstrated there are no suitable pitches</u></b></p>	<p>Amendment necessary to clarify the requirements of the policy.</p> <p><i>HS7/AP11</i></p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<b><u>available within existing authorised sites or land available within existing settlement limits. ♣; and</u></b>	
<b>MAC83</b>	Amend paragraph 4.301	4.301 The Pembrokeshire County Council 2015 Gypsy Traveller Accommodation Need Assessment (2015 GTANA) sets out the need for Gypsy and Traveller sites and Travelling Showpeople's yards in Pembrokeshire. No need has been identified in the Pembrokeshire Coast National Park. ♣ <b><u>It is recognised that need for a Gypsy and Travellers site may arise outside of the findings of the Gypsy and Traveller Needs Assessment. Where this is the case the Authority will consider applications on a case by case basis in line with the criteria set out above and, in accordance with Circular 005/2018 'Planning for Gypsy, Traveller and Showpeople Sites'. ♣</u></b>	Amendment to the reasoned justification necessary to clarify the requirements of the policy.  HS7/AP11
<b>MAC84</b>	Delete Policy 52 - One Planet Development	<del>♣Policy 52—One Planet Development♣  In addition to satisfying the requirements of national planning policy One Planet Development will be permitted where:  a) the proposal will make a positive social and/or economic contribution with public benefit; and b) the development is of a scale no greater than is necessary to meet the needs of the overall project; and c) opportunities to reuse buildings which are available in the proposal's area of operation have been investigated and shown to be impracticable; and d) the development is well integrated into the landscape and does not adversely affect the National Park's special qualities. ♣</del>	Deletion necessary to comply with the requirements of national planning policy.  HS7/AP12

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
<b>MAC85</b>	Delete paragraphs 4.303 – 4.306	<p><del>4.303 The elements of local policy for One Planet Development in the Pembrokeshire Coast National Park that are not covered in national policy and guidance are set out above. One Planet Development will need to satisfy both national policy and local planning policy.</del></p> <p><del>4.304 With regard to criterion a) in national guidance there is no specific expectation that social and economic benefits will always be provided but there is an expectation that that One Planet Developments should face outwards and engage with local communities. The National Park Authority will expect proof that there is a positive contribution from the development in terms of the environment, the use of resources, and a combination of social/economic benefits will be needed. Public benefits might include providing services to the community. With regard to criterion b) the Authority is keen to ensure that the development does not include non-essential elements e.g. unused poly tunnels or large wind turbines that are superfluous to requirements. With regard to criterion c) within the National Park, the National Park Authority is particularly keen that those buildings that make a positive contribution to the character of the area through their intrinsic architectural merit or their setting in the landscape are re-used where they are present (see Policy 7). Opportunities to re-use buildings which are available on the proposal site should have been investigated and shown to be impracticable for re-use before new buildings are proposed. Where existing buildings are of particular value, their re-use as part of a One Planet Development can be acceptable even if in re-use they cannot achieve the same environmental performance in terms of construction and use as new buildings.</del></p> <p><del>4.305 With regard to criterion d) Policy 8 and Policy 16 of the Local Development Plan set out the special qualities of the National Park and key considerations that need to be addressed to ensure that those special qualities are not lost to future generations. Policy 34 will with supporting Supplementary Planning Guidance provide policy and guidance on renewable energy developments. The impact of associated activities such as materials' storage and the impact of lighting (Policy 9) will need to be considered.</del></p>	<p>Deletion necessary to comply with the requirements of national planning policy.</p> <p><i>HS7/AP12</i></p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<del>4.306 Supplementary Planning Guidance will be prepared to support this policy.</del>	
<b>MAC86</b>	Amend paragraph 4.310	<del>♣4.310 Planning permissions will have secured obligations to deal with the additional infrastructure, services and facilities required by a proposal. Supplementary Planning Guidance will be prepared to support this Policy to explain the requirements for delivering improvements to infrastructure, services and facilities made necessary by the development. This Authority will also continue to consider the implications of the possible introduction of the Community Infrastructure Levy in consultation with partner organisations.♣</del>	Amendment necessary to clarify the requirements of the plan in respect of community facilities and infrastructure.  <i>HS5/AP10</i>
<b>MAC87</b>	Amend Policy 53 - Community Facilities	<p>Policy 53 - Community Facilities ♣ and Infrastructure Requirements ♣</p> <p>The provision and protection of community facilities ♣infrastructure and services ♣will be achieved as follows<sup>167</sup>:</p> <p>a) With new and extended facilities these will be permitted where they are well located to meet the community's needs and they are convenient to public transport, shops and other services where this is required to serve the needs of the user.</p> <p>b) Development which would adversely affect the operation of a community facility, or results in its loss will not be permitted except where a suitable replacement or enhanced facility is to be made available or where it can be shown the facility is no longer required or is not commercially viable. When considering a new use for a redundant community facility an employment use or affordable housing will be prioritised (see also Policy 44, Policy 45, and Policy 49).</p> <p><del>♣c) Planning permission will be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure, services and community facilities made necessary by the development. Arrangements for provision or improvement to the required standard will be secured by planning conditions</del></p>	Amendment necessary to clarify the requirements of the plan in respect of community facilities and infrastructure.  <i>HS5/AP10</i>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<p>attached to a planning permission or in some case planning obligations. The Authority will seek to obtain benefits to contribute to dealing with the most acute areas of need for National Park communities. This will include consideration of affordable housing; recreational and amenity open space; sustainable transport facilities; educational facilities; community facilities (including libraries); public art; and biodiversity. Where it can be proven that a proposal is unable to deliver (i.e. the proposal would not be financially viable) in terms of the policy requirements of the Plan (i.e. for affordable housing provision, sustainable design standards expected and community infrastructure provision) priority will be given to the delivery of affordable housing in any further negotiations, provided that it can be demonstrated that the proposal would not unduly overburden existing community infrastructure provision. ♣</p>	
MAC88	Insert New Policy – Infrastructure Requirements after Policy 53	<p><b>♣New Policy - Infrastructure Requirements</b></p> <p><b><u>Planning permission will be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure, services and community facilities made necessary by the development. Arrangements for provision or improvement to the required standard will be secured by planning conditions attached to a planning permission or in some case planning obligations.</u></b></p> <p><b><u>The Authority will seek to obtain benefits to contribute to dealing with the most acute areas of need for National Park communities. This will include consideration of affordable housing; recreational and amenity open space; sustainable transport facilities; educational facilities; community facilities (including libraries); public art; and biodiversity.</u></b></p> <p><b><u>Where it can be proven that a proposal is unable to deliver (i.e. the proposal would not be financially viable) in terms of the policy requirements of the Plan (i.e. for affordable housing provision, sustainable design standards expected and community infrastructure provision) priority will be given to the delivery of</u></b></p>	<p>Amendment necessary to clarify the requirements of the plan in respect of community facilities and infrastructure.</p> <p><i>HS5/AP10Amend</i></p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)				
		<b><u>affordable housing in any further negotiations, provided that it can be demonstrated that the proposal would not unduly overburden existing community infrastructure provision.♣</u></b>					
<b>MAC89</b>	Insert new paragraph after new Policy – Infrastructure Requirements	<b><u>Planning permissions will have secured obligations to deal with the additional infrastructure, services and facilities required by a proposal. Supplementary Planning Guidance will be prepared to support this Policy to explain the requirements for delivering improvements to infrastructure, services and facilities made necessary by the development. This Authority will also continue to consider the implications of the possible introduction of the Community Infrastructure Levy in consultation with partner organisations.♣</u></b>	Amendment necessary to clarify the requirements of the plan in respect of community facilities and infrastructure.  HS5/AP10				
<b>MAC90</b>	Amend paragraph 4.311	4.311 The Authority, in partnership with Pembrokeshire County Council and Ceredigion County Council, has produced The South West Regional Retail Study (February 2017). Within the study, small amounts of capacity for comparison goods have been identified across the four main retail centres within the National Park up to 2036 ♣ (515m <sup>2</sup> <b><u>707m<sup>2</sup></u></b> for Tenby, 293m <sup>2</sup> <b><u>346m<sup>2</sup></u></b> for St Davids, 109m <sup>2</sup> for Saundersfoot and 89m <sup>2</sup> <b><u>108m<sup>2</sup></u></b> for Newport).♣).	Amendment necessary to clarify the requirements for new retail floorspace.  HS5/AP9				
<b>MAC91</b>	Policy 54 - Retail in the National Park	<p>Policy 54 - Retail in the National Park (Strategy Policy)</p> <p>The retail hierarchy ♣ <b><u>of the Pembrokeshire Coast National Park</u></b> is as follows<sup>171</sup>:</p> <p>a) <del>Tenby Town Centre</del> b) <del>Newport, St David's and Saundersfoot District Centres</del> c) <del>Other smaller rural centres</del></p> <p>All</p> <table><tr><td><b><u>Town Centre</u></b></td><td><b><u>Tenby</u></b></td></tr><tr><td><b><u>District Centre</u></b></td><td><b><u>Newport, St David's and</u></b></td></tr></table>	<b><u>Town Centre</u></b>	<b><u>Tenby</u></b>	<b><u>District Centre</u></b>	<b><u>Newport, St David's and</u></b>	Amendment necessary to clarify the requirements of the policy.  HS5/AP9
<b><u>Town Centre</u></b>	<b><u>Tenby</u></b>						
<b><u>District Centre</u></b>	<b><u>Newport, St David's and</u></b>						

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
		<div data-bbox="544 376 1301 413" data-label="Text"> <p><u>Saundersfoot</u></p> </div> <p><b><u>To protect and enhance the viability, vitality and attractiveness of the retail centres provision is made for 1,270 m<sup>2</sup> (net) new comparison floorspace. The new provision will be accommodated through the re-use of buildings in the following Centres.</u></b></p> <p><b><u>a) 707m<sup>2</sup>(net) floorspace in Tenby:</u></b>  <b><u>b) 346m<sup>2</sup> (net) floorspace in St David's</u></b>  <b><u>c) 109m<sup>2</sup> (net) floorspace in Saundersfoot;</u></b>  <b><u>d) 108m<sup>2</sup> (net) floorspace in Newport.</u></b></p> <p><b><u>Within defined retail centres proposals for new retail development should be consistent in which are of a scale and design appropriate to the Centre and accord with the size and retail hierarchy will be supported.<sup>172</sup> Proposals that would undermine the retail hierarchy or haven an unacceptable adverse effect on the character</u></b> of the Centre and its role in the hierarchy. Specific areas within Tenby are identified where non retail uses will not be allowed to dominate. In all Centres, <b><u>or appearance of the Centre and/or the amenity of neighbouring properties will</u></b> be an important consideration where A3 uses are proposed as will the impacts on the role of the Centre <b><u>not be permitted (see Policy 55 and Policy 31).</u></b> Town and District Centre boundaries will help focus investment in the centre, and maintain the townscape. ♣</p>	
MAC92	Monitoring Indicator 23 -	See Appendix 7	<p>Update indicator to reflect the revised Affordable Housing Target.</p> <p>HS9/AP3</p>

Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
<b>MAC93</b>	Amend Monitoring Chapter to include new Indicator – General Market Housing	See Appendix 8.	Amend the monitoring framework to include the new indicators set out in relation to the delivery of general market housing.  <i>HS9/AP4</i>
<b>MAC94</b>	Amend Monitoring Chapter to include a new Indicator – Spatial distribution of housing developments	See Appendix 9.	Amend the plan monitoring framework to include the new indicators in respect of spatial distribution of housing developments.  <i>HS9/AP5</i>
<b>MAC95</b>	Amend Monitoring Chapter to include a new Indicator – The tenure of affordable housing completions	See Appendix 10.	Amend the plan monitoring framework to include the new indicators in respect of the tenure of affordable housing completions set out in Hearing Statement for session 9. To ensure the Plan can be monitored effectively.



Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
			<i>HS9/AP5</i>
<b>MAC96</b>	Appendix 2 - Supplementary Planning Guidance	See Appendix 11.	Provide clarity about the production of SPGs.  <i>HS1/AP13</i>
<b>MAC97</b>	Appendix 3 - Land Availability	See Appendix 12.	Provide an up to date housing trajectory.  <i>HS6/AP1 and HS6/AP5</i>
<b>MAC98</b>	Appendix 4 - Requirements for Housing Allocations and Large Windfall sites.	See Appendix 13.	To provide a comprehensive appendix providing detailed information in respect of housing allocations and large windfall sites.  <i>HS6/AP4</i>
MAC99	Sustainability Appraisal Report Amend Issue 18, Second Homes	At the 2011 Census the National Park had one of the highest rates (27.7%) of second/holiday home use of its general housing stock in England and Wales. This is likely to impact negatively on the affordability of housing, and support for local facilities. Holiday homes are also a significant element of the tourism economy of the National Park.  <b><u>♣Concern was expressed during the replacement plan making process about the impact of second and holiday homes on the social and economic cohesion</u></b>	To amend the issues and indicators in the Sustainability Appraisal to provide a framework for monitoring the need for a principle residence policy for the National Park.

Matters Arising Change number	Plan/Map Booklet reference	Change proposed		Reason/Justification (Action Point Reference)
		<b><u>of communities in the National Park. These concerns related particularly to matter such as house prices and affordability, the availability and viability of community facilities and services and demographic profile of the National Park.</u></b>  <b><u>The context for these concerns is provided by the Principal Residence and Local Connections Policy Background Paper (2019). ♣</u></b>		HS9/AP2
MAC100	Sustainability Appraisal Report  Table 65 add the following Potential indicators	<b>Objectives</b>	<b>Potential indicators</b>	To amend the issues and indicators in the Sustainability Appraisal to provide a framework for monitoring the need for a principle residence policy for the National Park.  HS9/AP2
		Maximise the contribution of the limited opportunities for development to sustaining local communities.	Percentage of new housing that is affordable.  ♣ <b><u>Number of households with no usual resident.</u></b> <b><u>Number of homes on the Council Tax database subject to the second home premium.</u></b> <b><u>Number of community facilities / services;</u></b> <b><u>Number of schools and school occupancy levels. ♣</u></b>	

#### Matters Arising Changes to the Proposals Maps

Maps Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
<b>MMA1</b>	Proposals Map Map Booklet MMA1 Local Nature Reserve	See Appendix 14	Amend the proposals map to include the local sites of nature conservation or geomorphic importance .  HS2/AP3

Maps Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
<b>MMAP2</b>	Proposals Map Map Booklet MMAPs 2.1 to 2.66	See Appendix 14.	Amend the proposals map to include the local sites of nature conservation or geomorphic importance where formally designated.  <i>HS2/AP3</i>
<b>MMAP3</b>	Proposals Map Map Booklet  MMAP 3.1 Rosemount Gardens  MMAP 3.2 Tenby Cemetery  MMAP 3.3 The Glebe	See Appendix 14.	Include Rosemount Gardens and the Cemetery in Tenby as open spaces. Additions and alterations to the boundaries of The Glebe to ensure adequate protection of open space in Tenby.  <i>HS2/AP8</i>
<b>MMAP4</b>	Proposals Map Map Booklet  Maps MMAP 4.1 to MMAP 4.4 Housing Commitment Sites	See Appendix 14	Amend Proposals Map to show housing commitments.  <i>HS6/AP7</i>

Maps Matters Arising Change number	Plan/Map Booklet reference	Change proposed	Reason/Justification (Action Point Reference)
<b>MMAP5</b>	Proposals Map Map Booklet  Maps MMAP5.1 to MMAP 5.11 Affordable Housing Zones	See Appendix 14.	Add the Affordable Housing Zones to the proposals map to improve the clarity of the Plan. <i>HS7/AP9</i>

## Appendix 1 Key Diagram



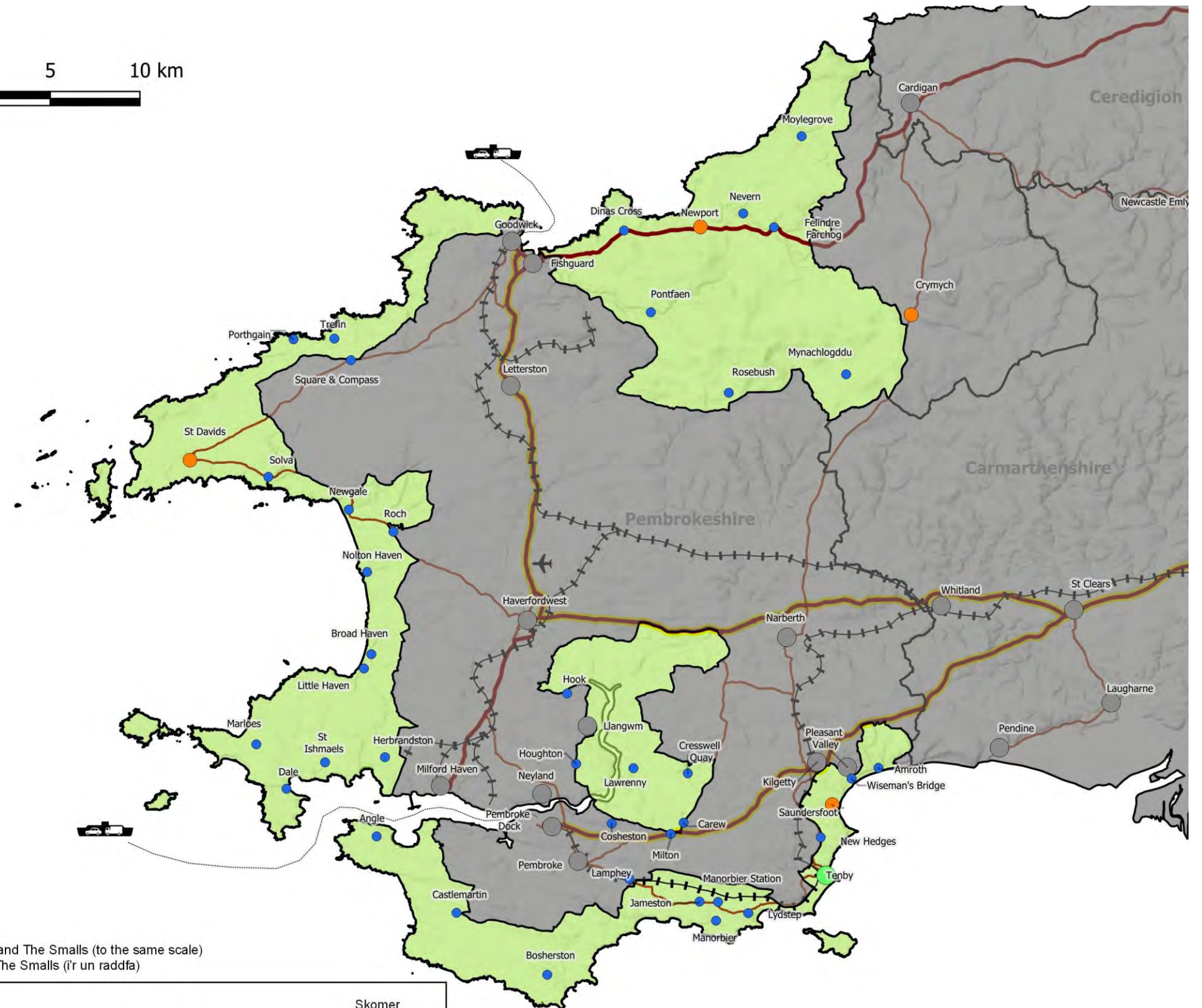
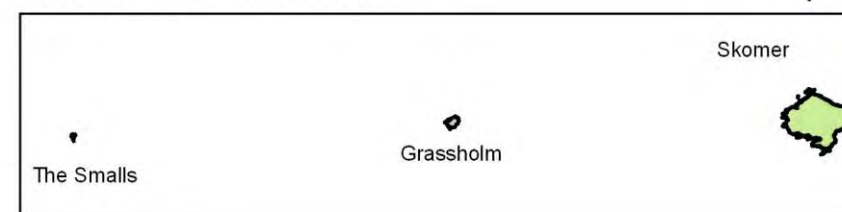
## Key Diagram / Diagram Allweddol

-  Settlements outside the National Park/  
Aneddiadau y tu allan i'r Parc Cenedlaethol
-  Service & Tourism Centre/  
Canolfan Wasanaeth a Thwristiaeth
-  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)
-  Neighbouring Planning Authority Area /  
Ardal Awdurdod Cynllunio Cyfagos
-  Pembrokeshire Coast National Park /  
Parc Cenedlaethol Arfordir Penfro

0 5 10 km



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



## Appendix 2

Table 5: Components of Housing Land Supply

<u>♣Market and Affordable</u>	<u>Components of Housing Supply</u>	<u>Tier 21 Tenby</u>	<u>Tier 32 Crymych St Davids Newport Saundersfoot</u>	<u>Tier 43 Rural Centres</u>	<u>Tier 54 Countryside</u>	<u>TOTALS</u>
<u>A</u>	<u>Total completions (small and large) 01.04.15 – 31.03.16 19 (4 years)</u>	14 <u>63</u>	5 <u>49</u>	14 <u>67</u>	13 <u>42</u>	46 <u>221</u>
<u>C</u>	<u>Units with planning permission 31.03.1619</u>	4 <u>0</u>	42 <u>47</u>	47 <u>90</u>	18 <u>1</u>	149 <u>138</u>
<u>D</u>	<u>Allocations (sites with the benefit of planning permission are included in C).</u>	0	310 <u>238</u>	192 <u>128</u>	0	502 <u>366</u>
<u>E</u>	<u>Large windfall sites (+5) 15+ 12 years remaining 2019 to 2031</u>	80 <u>68</u>	37 <u>24</u>	5 <u>24</u>	10 <u>30</u>	132 <u>146</u>
<u>F</u>	<u>Small windfall sites (-5) 1512 years remaining 2019 to 2031</u>	69 <u>55</u>	82 <u>65</u>	95 <u>75</u>	72 <u>55</u>	318 <u>250</u>
<u>G</u>	<u>Approximate housing provision Housing Provision</u>	205 <u>186</u>	476 <u>423</u>	353 <u>384</u>	113 <u>128</u>	1147 <u>1121♣</u>

## Appendix 3

Table 6: Components of Affordable Housing Land Supply

<u>♣Affordable Housing</u>	<u>Components of Affordable Housing Supply</u>	<u>Tier 21 Tenby</u>	<u>Tier 32 Crymych St Davids Newport Saundersfoot</u>	<u>Tier 43 Rural Centres</u>	<u>Tier 54 Countryside</u>	<u>TOTALS</u>
<u>A</u>	<u>Total completions (small and large) 01.04.15 – 31.03.1619 (4 years)</u>	<u>017</u>	<u>022</u>	<u>012</u>	<u>113</u>	<u>164</u>
<u>C</u>	<u>Units with planning permission 31.03.1619</u>	<u>170</u>	<u>22</u>	<u>1935</u>		<u>6257</u>
<u>D</u>	<u>Allocations (sites with the benefit of planning permission are included in C)</u>	<u>0</u>	<u>116100</u>	<u>5542</u>	<u>0</u>	<u>170142</u>
<u>E</u>	<u>Large windfall sites (+5-14+) 12 years remaining</u>	<u>2015</u>	<u>549</u>	<u>015</u>	<u>05</u>	<u>2584</u>
<u>F</u>	<u>Small windfall sites (-5) 1412 years remaining</u>	<u>101</u>	<u>51</u>	<u>04</u>	<u>09</u>	<u>15</u>
<u>G</u>	<u>Approximate affordable Affordable housing provision</u>	<u>4733</u>	<u>148194</u>	<u>74108</u>	<u>527</u>	<u>273362♣</u>



# Appendix 4

Policy 48	<b>Housing Allocations ♣ or Land with Planning Permission</b> <b>The following sites are allocated for housing or have planning permission for housing for 5 or more dwellings ♣:</b>					
Location Proposals Map ID	Site Name	Hectares	Indicative Affordable Housing Requireme nt	Estimate Market & Affordable (Allocation- ♣ or Permission) ♣	Estimate Affordable Housing Figure (Allocation- ♣ or Permission) ♣	► Anticipate d Delivery by 2031 <sup>1</sup> (Affordable element in brackets) ◄
<b>Newport</b>						
<b>HA1♣HC1♣<sup>2</sup></b>	North of Feidr Eglwys	1.5	40%	35	14	► 35(14) ◄
<b>HA2♣HC2♣<sup>3</sup></b>	Parrog Yard & Pottery Site	0.24	66%	12	8	► 12(8) ◄
<b>HA3♣HA1♣</b>	Land North of the Business Park	0.5	50%	15	8	► 10(5) ◄
<b>Saundersfoot</b>						
<b>HA4♣HA2♣</b>	Land at Sandy Hill	2.26	45► 35%	68	3124	68(24) ◄
<b>HA5♣HA3♣</b>	North of Whitlow	1.8	40► 35%	54	2219	54(19) ◄
<b>HA6♣HA4♣</b>	Penny Farm	1.13	45► 40%	36	1614	36(14) ◄
<b>St Davids</b>						
<b>HA7♣HC3♣</b> ► see footnote*1 ◄	West of Glasfryn Rd	3.34	20► 54%	90	18 49	70(38) ◄
<b>Broad Haven</b>						
<b>HA8♣HC4♣<sup>4</sup></b>	South of Driftwood Close	0.66	40► 35%	10 18	(4 -deleted)6	18(6) ◄
<b>HA9♣HA5♣</b> ► see footnote*2 ◄	North East & South East of Marine Rd	3.14	10► 34%	9487	930	► 65(22) ◄
<b>♣ Herbrandston</b>						
<b>HC5</b>	<b>Former Sir Benfro Inn</b>	<b>0.08</b>	<b>0%</b>	3	0	3(0) ♣

<sup>1</sup> ► Taken from Appendix 2 of the Housing Background Paper ◄

<sup>2</sup> Figures reflect planning permission NP/15/0194

<sup>3</sup> Figures reflect planning permission NP/17/0301

►\*1 Add footnote NP/18/51 Resolution to grant planning permission subject to a S106 agreement includes 70 residential units in total which includes 38 affordable housing units.

<sup>4</sup> Figures reflect planning permission NP/17/315

\*2 Add footnote: pre-application discussions/Local Development Plan viability information.

\*3Add footnote NP/17/283 Reflects resolution to grant planning permission subject to a S106 agreement. ◄

Policy 48	<b>Housing Allocations ♣ or Land with Planning Permission</b> <b>The following sites are allocated for housing or have planning permission for housing for 5 or more dwellings♣:</b>					
Location Proposals Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation) ♣ or Permission) ♣	Estimate Affordable Housing Figure (Allocation) ♣ or Permission) ♣	► Anticipate d Delivery by 2031 <sup>1</sup> (Affordable element in brackets) ◄
Jameston						
HA10 ♣HA6♣	Opposite Bush Terrace	1.69	29%	38	11	► 38(11) ◄
♣HC6	<u>Green Grove</u>	<u>0.56</u>	<u>33%</u>	<u>9</u>	<u>3</u>	<u>9(3)</u> ♣
Lydstep						
HA11♣HA7♣	West of the Green	0.4	50%	10	5	► 10(5) ◄
Manorbier Station						
HA12♣HC7♣ ► see footnote*3 ◄	Field Opposite Manorbier VC School	0.63	91%	23	21	► 23(21) ◄
♣New Hedges						
♣HC8	<u>Rear of Cross Park (partly completed April 2019)</u>	<u>1.03</u>	<u>0%</u>	<u>24</u>	<u>0</u>	<u>24</u> ♣
Square & Compass						
HA13♣HA8♣	Glasfryn Field	0.26	30%	7	2	► 4(1) ◄
HA14♣HA9♣	Land adj to ► Bryngolau ◄	0.33	30%	10	3	► 4(1) ◄
St Ishmaels						
HA15♣HC9♣ <sup>5</sup>	Adj to the School	0.74	25%	13	3	► 13(3) ◄
Trefin						
HA16♣HA10♣	Land off ► Cefn Gallod ◄ Trefin	0.35	30% ► 25% ◄	10	3	► 7(2) ◄
Countryside						
♣ HC10	<u>Land at Whitchurch (almost complete April 2019)</u>	<u>0.06</u>	<u>0%</u>	<u>1</u>	<u>0</u>	<u>1(0)</u> ♣
<b>♣ Appendix 4 Requirements for Housing Allocations and Large Windfall Sites ♣ sets out the requirements regarding constraints, design and infrastructure requirements and planning obligations. Requirements regarding some potential large windfall sites are also set out.♣</b>						

<sup>5</sup> Figures reflect planning permission NP/16/0219

## Appendix 5

♣Table 7 Housing Allocations—Requirements

Location Proposals Map ID	Site Name	Requirements
Newport	-	-
HA1	North of Feidr Eglwys	Planning permission was granted on this site for 35 housing units (14 affordable units) under planning reference NP/15/0194, approved in June 2016.  Candidate Site Reference: 141
HA2	Parrog Yard & Pottery Site	Planning permission was granted on this site for 12 housing units (8 affordable units) under planning reference NP/17/0301, approved in November 2017.  Candidate Site References: 065A/067A
HA3	Land North of the Business Park	Careful consideration on layout and massing will be required to integrate any development with the neighbouring business park. The retention and strengthening of existing hedge banks as well as providing new ones to define the site will be required. Maintenance of greenspace to break-up development will also be required. The adjacent wooded area has potential for providing a supporting habitat for bats, or as part of a strategic commuting route or flight line. Further survey work will be required in this regard. Development proposals for this site must demonstrate compliance with Policy 10 of the Plan (Sites and Species of European Importance).  There are several recorded heritage assets in close proximity to the site, which is also at the edge of the medieval town. There is potential for archaeological deposits/features to extend into the site. Further assessment will be required as part of any planning application to develop the site.  Candidate Site References: 068/088A/089A/090A
Saundersfoot	-	-
HA4◆	Land at Sandy Hill	Additional landscaping along the southern boundary of the site to strengthen the edge of the built area is required. Provision of pedestrian access into the site from the north will need to be achieved.

Location Proposals Map ID	Site Name	Requirements
		Candidate Site Reference: 015
HA5◆	North of Whitlow	Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map.  Candidate Site Reference: 031A
HA6◆	Penny Farm	No comments.  Candidate Site Reference: 037
St Davids	-	
HA7◆	West of Glasfryn Rd	Retention of existing and recently formed hedgerow (along Glasfryn Road) will be required to define site boundaries and break up development within the site. There are several sites in the wider landscape that indicate prehistoric and medieval activity. This is a large site and there is potential for preserved archaeological remains. Further assessment will be required as part of any planning application to develop the site.  Candidate Site References: 021A/099A
Broad Haven	-	
HA8	South of Driftwood Close	Planning permission was granted for 10 houses (includes 4 affordable dwellings) NP/14/681.  Candidate Site Reference: 006
HA9◆	North East & South East of Marine Rd	No comments.  Candidate Site Reference :039/041
Jameston	-	
HA10	Opposite Bush Terrace	Planting to the south of the site would help to assimilate development on the skyline and reduce the obtrusive farm buildings nearby to the west. This requires a substantial planting belt with new hedgebank boundary features which would help 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.

Location Proposals Map ID	Site Name	Requirements
		Candidate Site Reference: 022
Lydstep	-	
HA11◆	West of the Green	Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map.  Candidate Site Reference: 086A
Manorbier Station	-	
HA12	Field Opposite Manorbier VC School	Trees along the eastern boundary of the site are the subject of a Tree Preservation Order and must be protected during and after development of the site.  Candidate Site Reference: 029
Square & Compass	-	
HA13◆	Glasfryn Field	A new hedgerow will be required to consolidate the rear boundary and contain development to the north. Development should retain the linear character of Square and Compass and a degree of porosity when viewed from the A487, to maintain the intermittent views of the coastal headland to the north.  Candidate Site Reference: 014A
HA14◆	Land adj to Bryngolau	A new hedgerow will be required to consolidate the rear boundary and contain development to the north. A public right of way runs along the western boundary from north to south. Any development will need to avoid causing unacceptable detrimental impacts to the amenity level of this existing public right of way.  Candidate Site Reference: 106
St Ishmaels	-	
HA15	Adj to the School	Outline planning permission was granted on this site for 13 units (3 affordable) under planning reference NP/16/0219, approved in September 2016.  Candidate Site Reference: 055A
Trefin	-	

Location Proposals Map ID	Site Name	Requirements
HA16◆	Land off Cefn Gallod Trefin	<p>When viewed from the south visual impact will need to be minimised by ensuring all existing boundary hedgerow is retained with additional planting provided. Access should be provided via Cefn Gallod to concentrate development in a linear form along the southern boundary. Green spaces should be provided to the north. Roof heights should remain within the context of neighbouring residential development.</p> <p>Candidate Site Reference :050</p>

## Appendix 6

♣ Table 8 Potential Large Windfall Housing Sites (5 or more dwellings) – Requirements

Location Site Name	Requirements
Dinas Cross	
Land to the Rear/West of Spring Hill	The deliverability of this site is uncertain (Land Implementation Study December 2017). Access would be required from the A487 to the north via the demolition of existing development in respect of highway safety and landscape visual impact considerations. Development would need to emulate the linear layout of Spring Hill to the east to remain in keeping with the existing built context. Candidate Site References: 054/013A/074A/095A/135A
Lawrenny	
Adjacent to Home Farm	Deliverability of this site is uncertain (Land Implementation Study December 2017). Development of this site would require retention of a soft landscape edge to the north. Suitable relocation of the existing farm buildings would be required prior to development proceeding. The existing private sewer requires upgrading to accommodate any development within this site. Further consideration is also required in respect of disposal of wastewater due to the likelihood of discharge direct to the Pembrokeshire Marine Special Area of Conservation (SAC). Development proposals for this site must demonstrate compliance with Policy 10 of the Plan (Sites and Species of European Importance). Candidate Site Reference: Site 045♦
Solva	
Bank House	Deliverability issues arise in relation to legal covenants on the site. Should a proposal come forward the proposal will need to take into account that this site 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 will need to respect the setting of the Listed Building. Candidate Site Reference: 102♣

## Appendix 7

Policy Area		Indicator 23	Target
<del>♣Policy 47♣</del> Policy 48 Policy 49 <b><u>♣New Policy Affordable Housing Exception Sites♣</u></b>		The number of net additional affordable <del>♣</del> and general market <del>♣</del> dwellings built (TAN 2).	<del>♣710♣</del> <b>960</b> <del>♣</del> general market dwellings built over the Plan period to support the provision of <del>250♣</del> <b>♣ 362♣</b> affordable dwellings built over the Plan period.
<p><b>Trigger:</b> Completions 10% below the target expected by the formal Plan review period <b>► (see ♣ Housing Background Paper ♣ <u>Appendix 2</u> and <u>♣3♣</u>). ◀</b> Undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply.</p> <p>Completions 25% less than targets – determine actions to increase supply of affordable housing, including consideration of additional housing allocations.</p> <p>Reason: The delivery of affordable housing is a key outcome of the Plan. To allow land that can deliver affordable housing an opportunity to come forward means an assessment at this stage would be appropriate.</p>			



♣		<u>New Indicator</u>	<u>Target</u>
<u>Policy 47, Policy 48 New Policy Housing Development Proposals</u>		<u>The number of net additional general market dwellings built.</u>	<u>960 general market dwellings built over the Plan period at an average rate of 62 dwellings per annum over the Plan period (as indicated in the Housing Trajectory) for example:</u>
			<u>221 completions by April 2019</u> <u>283 completions by April 2020</u> <u>345 completions by April 2021</u> <u>407 completions by April 2022</u> <u>469 completions by April 2023</u> <u>531 completions by April 2024</u> <u>593 completions by April 2025</u> <u>655 completions by April 2026</u> <u>717 completions by April 2027</u> <u>779 completions by April 2028</u> <u>841 completions by April 2029</u> <u>903 completions by April 2030</u> <u>965 completions by April 2031</u>
<p><u>Trigger: Completions 10% below the target expected by the formal Plan review period (see Appendix 3). Undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply.</u></p> <p><u>Completions 25% less than targets – determine actions to increase supply of housing to deliver affordable housing, including consideration of additional housing allocations and a review of Centre boundaries.</u></p> <p><u>Reason: The delivery of general market housing to facilitate the delivery of affordable housing is a key outcome of the Plan. To allow land that can deliver affordable housing an opportunity to come forward means an assessment at this stage would be appropriate. ♣</u></p>			

## Appendix 9



<u>Policy Area</u>		<u>New Indicator</u>	<u>Target</u>
<u>Policy 2 to Policy 7</u>		<u>Spatial distribution of housing development</u>	<u>90% of housing completions are focussed in the Plan's Centres.</u>
<p><u>Trigger: 20% of completions are in the Countryside by the formal Plan review period Undertake research to establish reasons and dependent on findings consider whether actions are necessary to the spatial strategy.</u></p> <p><u>Reason: To monitor housing completions each year in line with the growth strategy and the settlement hierarchy.</u></p>			

## Appendix 10

<u>Policy Area</u>		<u>New Indicator</u>	<u>Target</u>
<u>New Policy Housing Mix</u>		<u>The tenure of affordable housing completions.</u>	<u>80% of affordable houses permitted are affordable rented properties.</u>
<p><u>Trigger: An annual review of all planning permissions granted in that year show that the affordable housing element includes less than 75% affordable rented properties. Undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply.</u></p> <p><u>Reason: Affordable rented units account for over 83% of need identified in the Local Housing Market Assessment, with the remainder showing a need for Low Cost Home Ownership (or similar scheme).</u></p>			

**♣APPENDIX 2 SUPPLEMENTARY PLANNING GUIDANCE ♣**

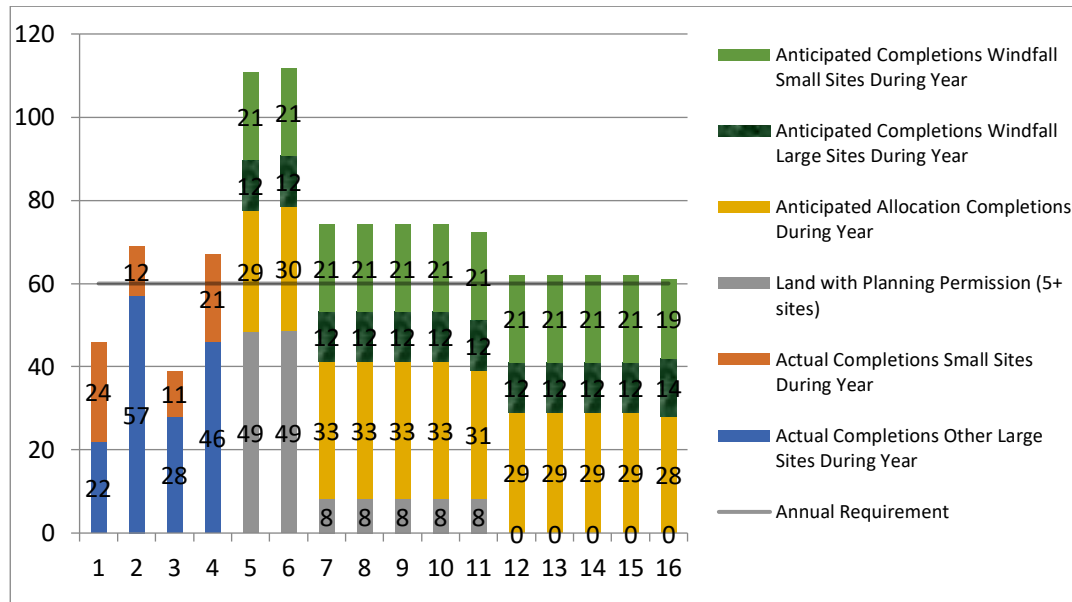
♣	Title	LDP 2 Indicative Timetable
1.	<u>Accessibility</u>	<u>Adoption with LDP 2 circa end of December 2019 (7a proposed for deletion)</u>
2.	<u>Affordable Housing</u>	<u>Adoption with LDP 2 circa end of December 2019.</u>
3.	<u>Archaeology</u>	<u>Adoption with LDP 2 circa end of December 2019.</u>
4.	<u>Biodiversity</u>	<u>Adoption with LDP 2 circa end of December 2019.</u>
5.	<u>Caravan, Camping and Chalet</u>	<u>Adoption with LDP 2 circa end of December 2019.</u>
6.	<u>Coal Works – Instability</u>	<u>Adoption of SPG mid 2020.</u>
7.	<u>Conservation Areas</u>	<u>Autumn 2020</u>
8.	<u>Landscape</u>	<u>Adoption of SPG mid 2020.</u>
9.	<u>Lighting</u>	<u>Adoption of SPG mid 2020.</u>
10.	<u>Loss of Community Facilities</u>	<u>Adoption of SPG mid 2020.</u>
11.	<u>Loss of Hotels</u>	<u>Adoption with LDP 2 circa end of December 2019.</u>
12.	Low Impact Development /One Planet Development	(Policy 52 proposed for deletion)
13.	<u>Parking</u>	<u>Adoption with LDP 2 circa end of December 2019.</u>
14.	<u>Planning Obligations</u>	<u>Adoption with LDP 2 circa end of December 2019.</u>
15.	<u>Recreation</u>	<u>Adoption of SPG mid 2020.</u>
16.	<u>Regionally Important Geodiversity Sites</u>	<u>Adoption of SPG mid 2020.</u>
17.	<u>Renewable Energy</u>	<u>Adoption with LDP 2 circa end of December 2019.</u>
18.	<u>Safeguarding Mineral Zones</u>	<u>Adoption of SPG mid 2020.</u>
19.	<u>Seascape Character</u>	<u>Adoption of SPG mid 2020.</u>
20.	<u>Shopfront Design</u>	<u>Adoption of SPG mid 2020.</u>
21.	<u>Siting and Design of Farm Buildings &amp; Slurry Lagoons</u>	<u>Adoption of SPG mid 2020.</u>
22.	<u>Sustainable Design</u>	<u>Adoption of SPG mid 2020.</u>
23.	<u>The Cumulative Impact of Wind Turbines</u>	<u>Adoption of SPG mid 2020.</u>
24.	<u>Place Plans</u>	<u>Adoption of SPG mid 2020. ♣</u>

# Appendix 12

## ♣Appendix 3 Land Availability♣

	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
A	Year	<u>2015/16</u>	<u>2016/17</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>
B	Remaining Years @Year End	<u>15</u>	<u>14</u>	<u>13</u>	<u>12</u>	<u>11</u>	<u>10</u>	<u>9</u>	<u>8</u>	<u>7</u>	<u>6</u>	<u>5</u>	<u>4</u>	<u>3</u>	<u>2</u>	<u>1</u>	<u>0</u>
C	LDP Housing Requirement	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>	<u>960</u>
D	Actual Completions Allocations During Year																
E(1)	Actual Completions Other Large Sites During Year	<u>22</u>	<u>57</u>	<u>28</u>	<u>46</u>												
E(2)	Actual Completions Small Sites During Year	<u>24</u>	<u>12</u>	<u>11</u>	<u>21</u>												
F	Land with Planning Permission (5+ sites)					<u>49</u>	<u>49</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G	Anticipated Allocation Completions During Year					<u>29</u>	<u>30</u>	<u>33</u>	<u>33</u>	<u>33</u>	<u>33</u>	<u>31</u>	<u>29</u>	<u>29</u>	<u>29</u>	<u>29</u>	<u>28</u>
H(1)	Anticipated Completions Windfall Large Sites During Year					<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>14</u>
H(2)	Anticipated Completions Windfall Small Sites During Year					<u>21</u>	<u>21</u>	<u>21</u>	<u>21</u>	<u>21</u>	<u>21</u>	<u>21</u>	<u>21</u>	<u>21</u>	<u>21</u>	<u>21</u>	<u>19</u>
I	Total Annual Completions @ Year End D+E+F+G+H (minus 16% flexibility allowance from 2019)	<u>46</u>	<u>69</u>	<u>39</u>	<u>57</u>	<u>93</u>	<u>94</u>	<u>62</u>	<u>62</u>	<u>62</u>	<u>62</u>	<u>61</u>	<u>53</u>	<u>53</u>	<u>53</u>	<u>53</u>	<u>52</u>
J	Total Cumulative Completions @ Year End	<u>46</u>	<u>115</u>	<u>154</u>	<u>211</u>	<u>304</u>	<u>398</u>	<u>460</u>	<u>522</u>	<u>585</u>	<u>647</u>	<u>708</u>	<u>761</u>	<u>814</u>	<u>868</u>	<u>921</u>	<u>973</u>
K	Residual Housing Requirement @ Year End C - J	<u>914</u>	<u>845</u>	<u>806</u>	<u>749</u>	<u>656</u>	<u>562</u>	<u>500</u>	<u>438</u>	<u>375</u>	<u>313</u>	<u>252</u>	<u>199</u>	<u>146</u>	<u>92</u>	<u>39</u>	<u>-13</u>

<u>L</u>	<u>Revised Annual Requirement For Remaining Years K / B</u>	<u>61</u>	<u>60</u>	<u>62</u>	<u>62</u>	<u>60</u>	<u>56</u>	<u>56</u>	<u>55</u>	<u>54</u>	<u>52</u>	<u>50</u>	<u>50</u>	<u>41</u>	<u>42</u>	<u>44</u>	<u>45</u>
<u>M</u>	<u>Land Requirement For Following 5 Year Period L * 5</u>	<u>305</u>	<u>302</u>	<u>310</u>	<u>312</u>	<u>298</u>	<u>281</u>	<u>278</u>	<u>274</u>	<u>268</u>	<u>261</u>	<u>252</u>	<u>249</u>	<u>206</u>	<u>212</u>	<u>219</u>	<u>227</u>
<u>N</u>	<u>Land Available For Following 5 Year Period(Allocations)</u>				<u>158</u>	<u>162</u>	<u>163</u>	<u>159</u>	<u>155</u>	<u>151</u>	<u>147</u>	<u>144</u>	<u>115</u>	<u>86</u>	<u>48</u>	<u>24</u>	<u>0</u>
<u>O</u>	<u>Windfall 5+ Availability For Following 5 Year Period</u>				<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>62</u>	<u>50</u>	<u>38</u>	<u>22</u>	<u>12</u>	<u>15</u>
<u>P</u>	<u>Small Site Availability For Following 5 Year Period</u>				<u>105</u>	<u>105</u>	<u>105</u>	<u>105</u>	<u>105</u>	<u>105</u>	<u>105</u>	<u>103</u>	<u>82</u>	<u>61</u>	<u>34</u>	<u>16</u>	<u>21</u>
<u>Q</u>	<u>Land with planning permission (5+ sites)</u>				<u>122</u>	<u>81</u>	<u>41</u>	<u>33</u>									
<u>R</u>	<u>Total Availability For Following 5 Year Period N+O+P(minus 16% flexibility allowance)</u>				<u>374</u>	<u>343</u>	<u>310</u>	<u>300</u>	<u>269</u>	<u>265</u>	<u>262</u>	<u>260</u>	<u>207</u>	<u>206</u>	<u>189</u>	<u>195</u>	<u>232</u>
<u>S</u>	<u>Land Supply (Years) Q / L</u>				<u>6.0</u>	<u>5.8</u>	<u>5.5</u>	<u>5.4</u>	<u>4.9</u>	<u>5.0</u>	<u>5.0</u>	<u>5.1</u>	<u>4.2</u>	<u>5.0</u>	<u>4.4</u>	<u>4.4</u>	<u>5.1</u>
	<u>Supply</u>	<u>2018 to 21</u>	<u>2021 to 26</u>	<u>2026 to 31</u>	<u>Totals</u>												
	<u>Forecast (planning permission) - allocations with permission are included.</u>	<u>97</u>	<u>41</u>	<u>0</u>	<u>138</u>												
	<u>Forecast (allocations)</u>	<u>59</u>	<u>163</u>	<u>144</u>	<u>366</u>												
	<u>Forecast (windfall 5+) - see Table 5 LDP row E</u>	<u>24</u>	<u>61</u>	<u>61</u>	<u>146</u>												
	<u>Forecast (small sites) - see Table 5 LDP row F</u>	<u>42</u>	<u>104</u>	<u>104</u>	<u>250</u>												
	<u>Overall Total</u>	<u>222</u>	<u>369</u>	<u>309</u>	<u>900</u>												



## ♣ Appendix 4 Requirements for Housing Allocations and Large Windfall Sites ♣

♣ The requirements set out below is based on the information available regarding constraints, design and infrastructure requirements and planning obligations at the time of Plan preparation.

For those sites highlighted with a ‘◆’ an initial assessment using data sourced from the Welsh Government, Department for Environment and Rural Affairs (DEFRA)’s emerging Draft Predictive Agricultural Land Classification Map for Wales (2017) shows that soil within the site is high-grade agricultural land (Grades 1,2 or 3a). Further analysis will be required to check the accuracy of the data and the use of conditions on any planning permission granted may be necessary to ensure that the soil resource can continue to provide identified benefits.

**Table 1 Housing Allocations and large sites (5 units or over within the 5-year land supply) – Site Requirements**

Ref	Site Name and location	Recent Relevant Planning History	Constraints	Design and infrastructure Requirements	Planning Obligations	Estimated Site Completion
<b>NEWPORT</b>						
HC1	Land at Feidr Eglwys, Newport  (Candidate site reference: 141)	NP/15/0194	None known. Site under construction (March 2019)	See details of planning permission	Affordable housing Contributions required for, transport, education and open space	By end 2024
HC2	Newport Pottery and Depot Candidate site references: 065A/067A)	NP/17/0301	None known. Site under construction (March 2019)	See details of planning permission	Affordable housing Contributions required for education.	By end 2024
HA1	Land north of the Business Park  (Candidate site references: 068/088A/089A/09 0A)	None	Low voltage electricity cable diversion may be required. There are several recorded heritage assets in close proximity to the site, which is also at the edge of the medieval town. There is potential for archaeological deposits/features to extend into the site. Further assessment will be required as part of any planning application to develop the site.	Off-site sewers will be required. Careful consideration of layout and massing will be required to integrate any development with the neighbouring business park. The retention and strengthening of hedgebanks as well as providing new ones to define the site will be required. Maintenance of greenspace to break up development will also be required. The adjacent wooded area has potential for providing a supporting habitat for bats, or as part of a strategic commuting route or flight line. Further survey work will be required in this regard. Development proposals for this site must demonstrate compliance with Policy 10 of the Plan (Sites and Species of European	Affordable housing.  Contributions required off-site open space provision. Transport infrastructure obligations– can be used for provision of viable walking/cycling opportunities to the site.	10 units by end 2031 5 units after 2031

<u>Ref</u>	<u>Site Name and location</u>	<u>Recent Relevant Planning History</u>	<u>Constraints</u>	<u>Design and infrastructure Requirements</u>	<u>Planning Obligations</u>	<u>Estimated Site Completion</u>
				<p><u>Importance).</u></p> <p><u>There are several recorded heritage assets in close proximity to the site, which is also at the edge of the medieval town. There is potential for archaeological deposits/features to extend into the site. Further assessment will be required as part of any planning application to develop the site.</u></p>		
<b>SAUNDERSFOOT</b>						
<b>HA2</b> ◆	<u>Land at Sandy Hill</u>  <u>(Candidate Site reference: 015)</u>	<u>None.</u>	<u>Water main crossing the site will need to be taken into account (easement or diversion).</u>	<u>Roadway along the length of the western site boundary will require widening and a pedestrian footway created linking to the existing path along Sandy Hill Road. This may require third party land.</u> <u>Additional landscaping along the southern boundary of the site to strengthen the edge of the built area is required. Provision of pedestrian access into the site from the north will need to be achieved.</u>	<u>Affordable housing. Sustainable Transport requirements. Informal open space to be required on-site.</u> <u>Contributions required for off-site provision of Local Equipped Area for Play and Neighbourhood Equipped Area for Play.</u>	<u>34 by end 2026</u> <u>±</u> <u>34 by end of 2031</u>
<b>HA3</b> ◆	<u>North of Whitlow</u> <u>(Candidate site reference 031A)</u>	<u>None</u>		<p><u>A buffer between the woodland and the housing can be created through an appropriate site layout and the creation of a footpath around the perimeter of the wider site. This could link the existing public right of way along the western side of the site with the footway along the eastern side of the site, required by the Highway Authority.</u></p> <p><u>A layout for this site could include preserved access to land to the west of the allocated site lying outside the Centre boundary. This is not a requirement of the planning authority. The suitability of this land for development would need to be considered at the appropriate time.</u></p>	<u>Affordable housing. Sustainable transport provision.</u> <u>On-site provision of informal open space.</u>	<u>27 by end 2026</u> <u>±</u> <u>27 by end 2031</u>
<b>HA4</b> ◆	<u>Penny Farm</u>  <u>(Candidate site reference: 037)</u>	<u>None</u>	<u>Access constraints – limited to 12 units from North Close. The access would require 3<sup>rd</sup> part land for which agreement in principle has been agreed with the landowner.</u> <u>Access from Fan Road limited to 36 units.</u>	<u>Off-site sewers required.</u> <u>Off-site water mains required.</u> <u>Fan Road access will need to be enhanced.</u> <u>Highway boundary land to be reviewed to ensure the provision of viable, unobstructed visibility splays can be achieved.</u> <u>Consider a possible extension of the 30mph zone to achieve visibility splays and improve highway conditions.</u>	<u>Affordable housing.</u> <u>Financial contribution towards provision of a footway/footpath route to Saundersfoot Railway Station.</u> <u>Informal open space to be provided on site.</u> <u>Financial contributions required for LEAP and NEAP.</u>	<u>18 by end 2026</u> <u>±</u> <u>18 by end 2031</u>



Ref	Site Name and location	Recent Relevant Planning History	Constraints	Design and infrastructure Requirements	Planning Obligations	Estimated Site Completion
				<u>Traffic impact assessment required to ensure capacity at new and existing junctions is not compromised.</u>		
<b>ST DAVIDS</b>						
HC3 ◆	<u>West of Glasfryn Road</u>  (Candidate site references: 021A/099A)	NP/18/0051	<u>None known.</u>	<u>See details of planning permission</u>	<u>Affordable housing. Contributions required for sustainable transport, education and open space.</u>	<u>By end 2024</u>
<b>BROAD HAVEN</b>						
HC4	<u>Land off Walton Road, Broad Haven (South of Driftwood Close)</u> (Candidate site reference: 006)	NP/17/0315	<u>None known. Site under construction (March 2019)</u>	<u>See details of planning permission</u>	<u>Affordable housing. Contributions for open space.</u>	<u>By end 2020</u>
HA5 ◆	<u>North, east and south of Marine Road</u>  Candidate site reference: 039/041)	<u>None</u>	<u>Upgrading of the sewage treatment works at Broad Haven required to cater for this development. 11kV overhead cable crosses the site. This will need to be taken into account through site layout, including maintenance zones.</u>	<u>Feasibility study required to determine if there is sufficient capacity in the public sewer system. If it proves difficult to secure a connection to the public system a small domestic package treatment works may be located alongside the western boundary of the site. Part of the site is in a high-risk coal mining area and so a Coal Mining Risk Assessment Report will be prepared. Trail trenching and borehole testing are recommended. Access to the site is via land in 3<sup>rd</sup> party ownership. A new roundabout and road will be required to access the site. Temporary allotments will need to be relocated. Pedestrian links to the open land to the north of the south, along the western site boundary and beyond are required.</u>	<u>Affordable housing. Provision of viable walking/cycling opportunities to improve sustainability of the site.</u>	<u>35 by end of 2026 + 30 by end of 2031</u>
<b>HERBRANDSTON</b>						
HC5	<u>Site of the former Sir Benfro Hotel</u>	NP/07/344	<u>None known. Site under construction (March 2019)</u>	<u>See details of planning permission</u>	<u>None remaining.</u>	<u>By end 2019</u>
<b>JAMESTON</b>						
HA 6	<u>Opposite Bush Terrace</u>	<u>None</u>	<u>None known.</u>	<u>Planting to the south of the site would help to assimilate development on the skyline and</u>	<u>Affordable Housing Contributions for secondary</u>	<u>By end 2024</u>

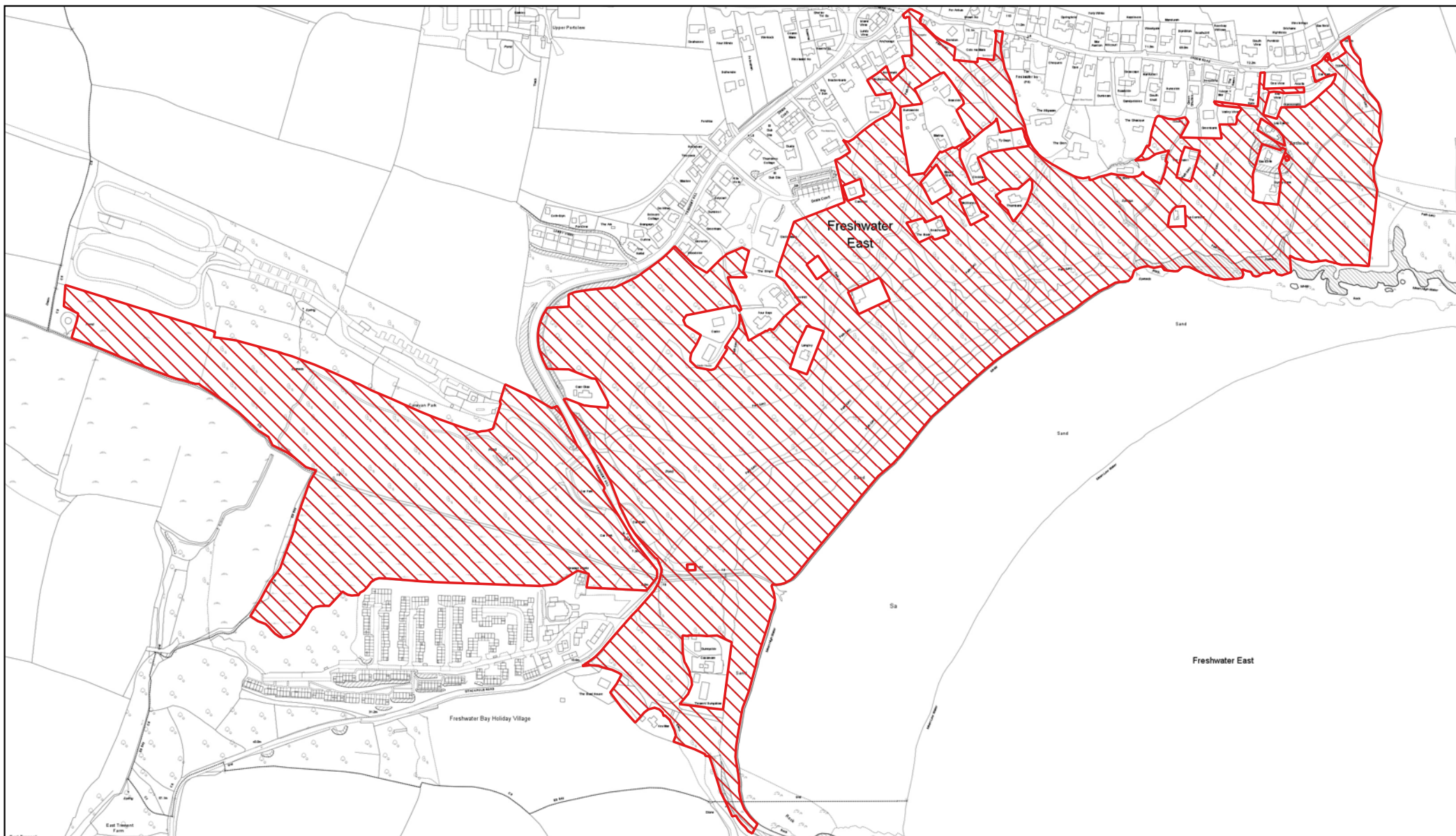
<u>Ref</u>	<u>Site Name and location</u>	<u>Recent Relevant Planning History</u>	<u>Constraints</u>	<u>Design and infrastructure Requirements</u>	<u>Planning Obligations</u>	<u>Estimated Site Completion</u>
◆	(Candidate site reference: 022)			reduce the obtrusive farm buildings nearby to the west. This 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.	education. Highway contributions towards traffic calming. On-site open space.	
HC6	Green Grove	NP/15/0287	None known. Site under construction (March 2019)	See details of planning permission.	Affordable housing.	By end 2024
<b>LYDSTEP</b>						
HA 7 ◆	West of The Green  (Candidate site reference: 086A)	None	None known.	Site access from the A4139 may require 3 <sup>rd</sup> party land to achieve the visibility splays. Extension of the 30mph zone would be required. A pedestrian link via The Green would be supported. A footway link eastwards from the site entrance towards Lydstep would be required.  A layout for this site could include preserved access to land to the west of the allocated site lying outside the Centre boundary. This is not a requirement of the planning authority. The suitability of this land for development would need to be considered at the appropriate time.	Affordable housing. Contributions for transport infrastructure including provision of viable walking and cycling opportunities. Contributions for off-site provision of informal open spaces, Local Equipped Area for Play, Neighbourhood Equipped Area for Play and Multi-Use Games Area.	By end 2031.
<b>MANORBIER STATION</b>						
HC7	Field opposite Manorbier VC School (Candidate site reference: 029)	NP/17/0283	See details of planning permission.	See details of planning permission.	None. Development proposal is for all affordable housing.	By end 2024
<b>NEW HEDGES</b>						
HC8	Off Trevayne Road (Rear of Cross Park)	NP/17/0048	None known Site under construction (March 2019)	See details of planning permission.	None remaining	By end 2019
<b>SQUARE AND COMPASS</b>						
HA 8 ◆	Glasfryn Field  (Candidate site reference: 014A)	None	Foul sewer traversing the site. The line is not identified and would require further investigation.	A feasibility assessment would be required to determine whether a suitable vehicle access could be established.	Affordable housing. Sustainable transport.	4 by end 2031.
HA	Land adjacent to	None	A public right of way runs	A new hedgerow will be required to	Affordable housing.	4 by end 2031.

<u>Ref</u>	<u>Site Name and location</u>	<u>Recent Relevant Planning History</u>	<u>Constraints</u>	<u>Design and infrastructure Requirements</u>	<u>Planning Obligations</u>	<u>Estimated Site Completion</u>
9 ◆	<u>Bryngolau</u>  (Candidate site reference: 106)		along the western boundary. Any development will need to avoid causing unacceptable detrimental impacts to the amenity of this existing public right of way. There is a foul drainage connection crossing the site. A 11kV underground cable runs adjacent to the site and may require diversion. Japanese knotweed is present on site.	consolidate the rear boundary and contain development to the north. A feasibility assessment would be required to determine whether a suitable vehicle access could be established. Provision of viable walking/cycling opportunities to improve sustainability of the site.	Contribution for off-site provision of informal open space, Local Equipped Area for Play, Neighbourhood Equipped Area for Play and Multi-Use Games Area. Sustainable Transport	
<b>ST ISHMAELS</b>						
HC 9	Adjacent to the school  (Candidate site reference: 055A)	NP/16/0219	None known.	See details of planning permission.	Affordable housing. Education. Open Space.	By end 2024
<b>TREFIN</b>						
HA 10 ◆	Land off Cefn Galod  (Candidate site reference: 050)	None		When viewed from the south visual impact will need to be minimized by ensuring all existing boundary hedgerow is retained with additional planting provided. Access should be provided via Cefn Gallod to concentrate development in a linear form along the southern boundary. Green space should be provided to the north. Road heights should remain within the context of neighbouring residential development. Off-site sewers required.	Provision of viable Affordable housing. walking/cycling opportunities to improve site sustainability. Contributions for off-site provision of informal open space, LEAP, NEAP and MUGA.	7 by end 2031.
<b>COUNTRYSIDE</b>						
HC10	Land at Whitchurch	NP/05/509	None known	See details of planning permission.	None.	By end 2024

**Table 2 Potential Large Windfall Housing Sites (5 or more dwellings) - Requirements**

<b><u>Location Site Name</u></b>	<b><u>Requirements</u></b>
<b><u>Dinas Cross</u></b>	
<b><u>Land to the Rear/West of Spring Hill</u></b>	<b><u>The deliverability of this site is uncertain (Land Implementation Study December 2017). Access would be required from the A487 to the north via the demolition of existing development in respect of highway safety and landscape visual impact considerations. Development would need to emulate the linear layout of Spring Hill to the east to remain in keeping with the existing built context.</u></b> <b><u>Candidate Site References: 054/013A/074A/095A/135A</u></b>
<b><u>Lawrenny</u></b>	
<b><u>Adjacent to Home Farm</u></b>	<b><u>Deliverability of this site is uncertain (Land Implementation Study December 2017). Development of this site would require retention of a soft landscape edge to the north. Suitable relocation of the existing farm buildings would be required prior to development proceeding.</u></b> <b><u>The existing private sewer requires upgrading to accommodate any development within this site. Further consideration is also required in respect of disposal of wastewater due to the likelihood of discharge direct to the Pembrokeshire Marine Special Area of Conservation (SAC). Development proposals for this site must demonstrate compliance with Policy 10 of the Plan (Sites and Species of European Importance).</u></b> <b><u>Candidate Site Reference: Site 045♦</u></b>
<b><u>Solva Bank House</u></b>	<b><u>Deliverability issues arise in relation to legal covenants on the site. Should a proposal come forward the proposal will need to take into account that this site 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 will need to respect the setting of the Listed Building.</u></b> <b><u>Candidate Site Reference: 102 ♣</u></b>

## Appendix 14 Map Booklet



## Sites of nature conservation importance/Safleoedd o bwysigrwydd cadwraeth natur

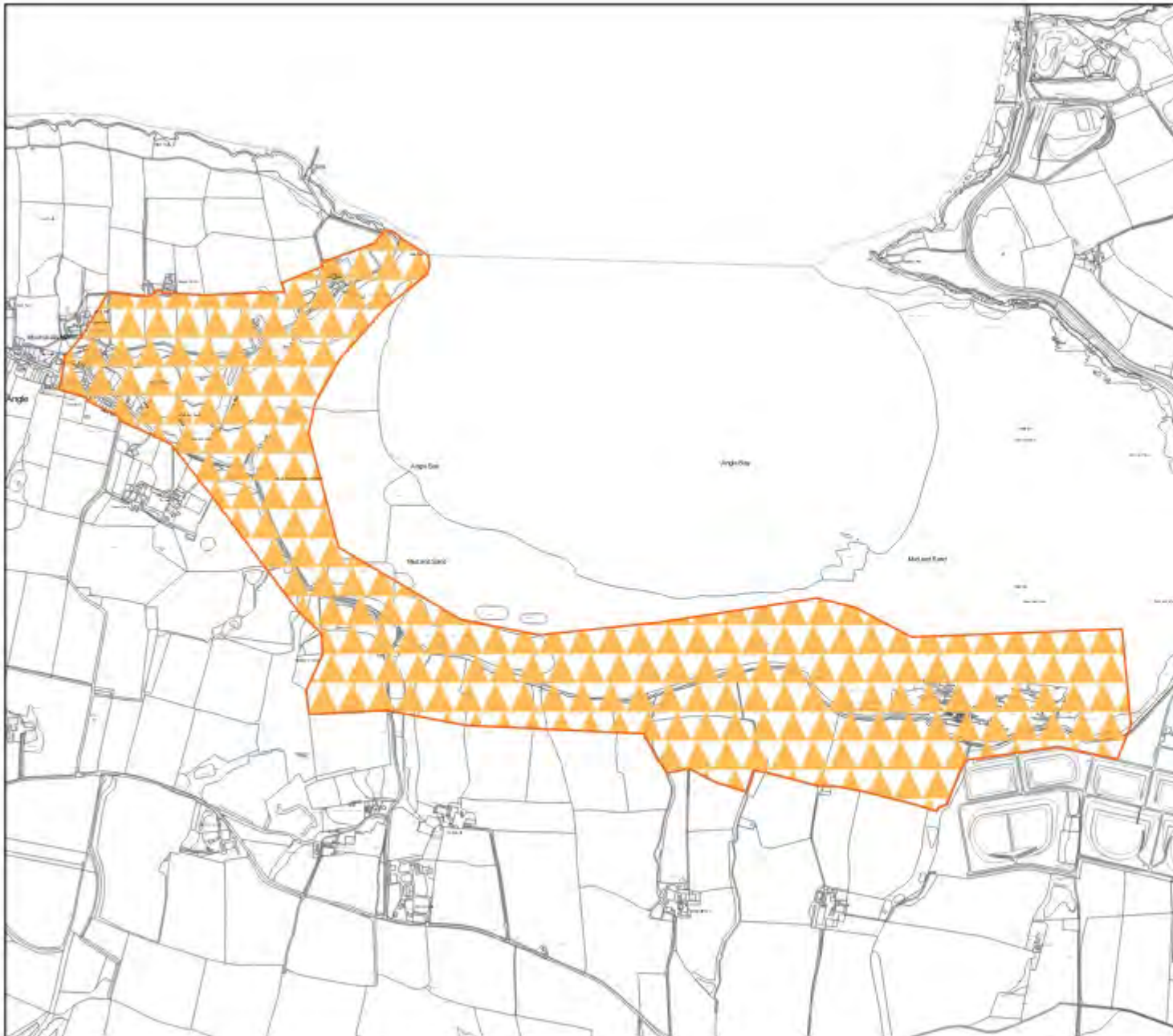
Freshwater East Local Nature Reserve/Gwarchodfa Natur Leol Freshwater East



MMap 1





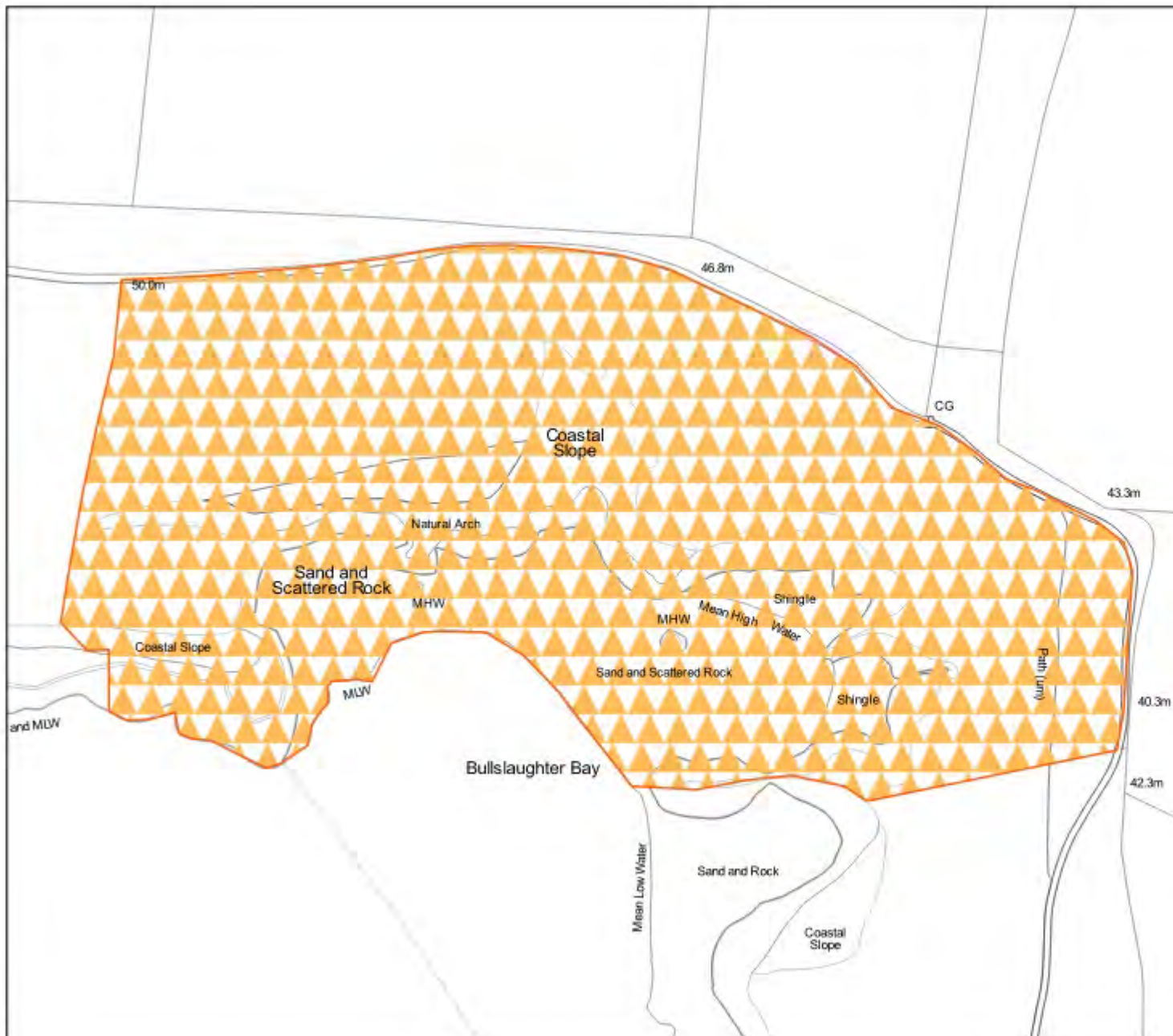


## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Angle Bay

MMap 2.1





## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Bullslaughter Bay

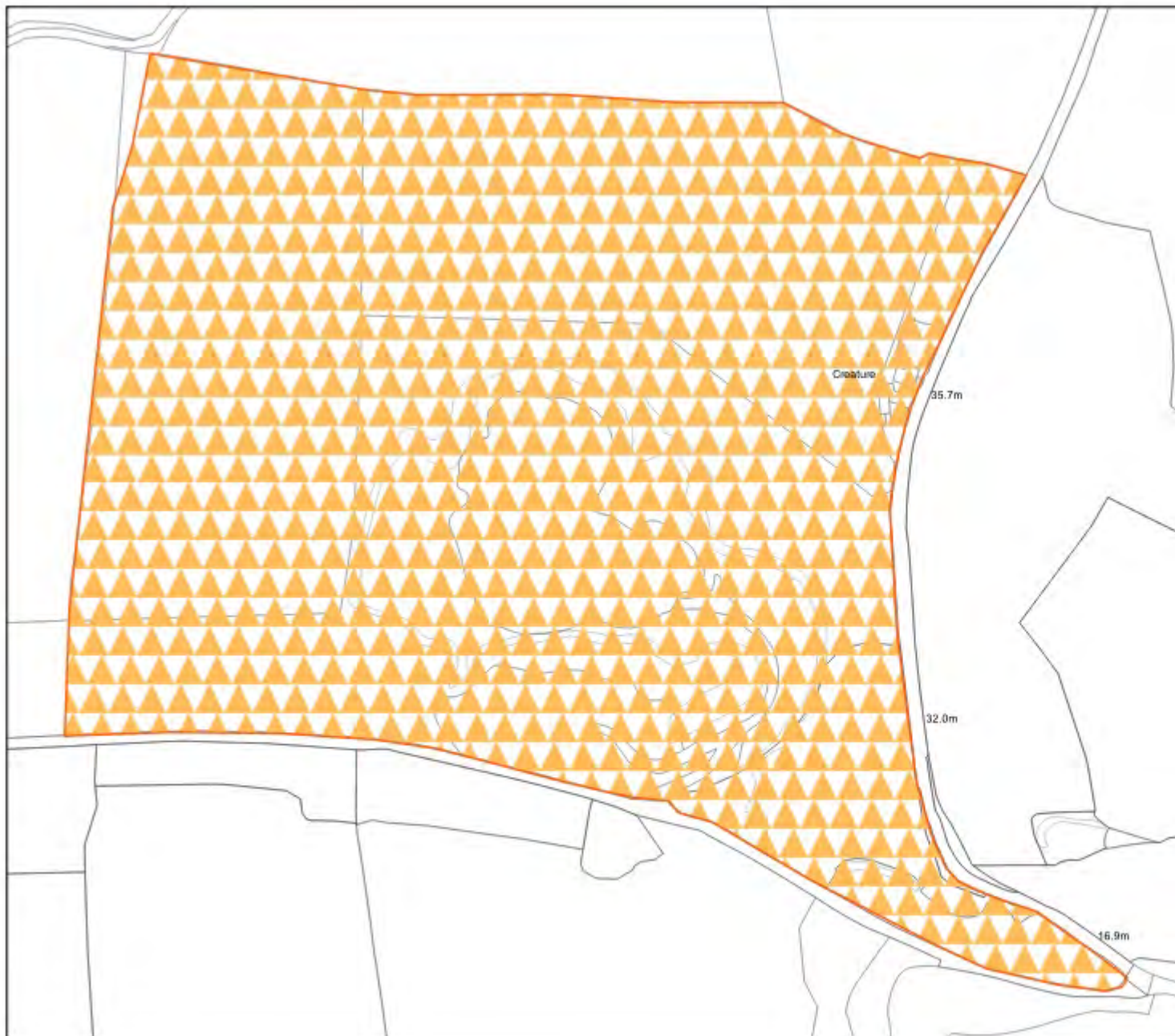
MMap 2.2











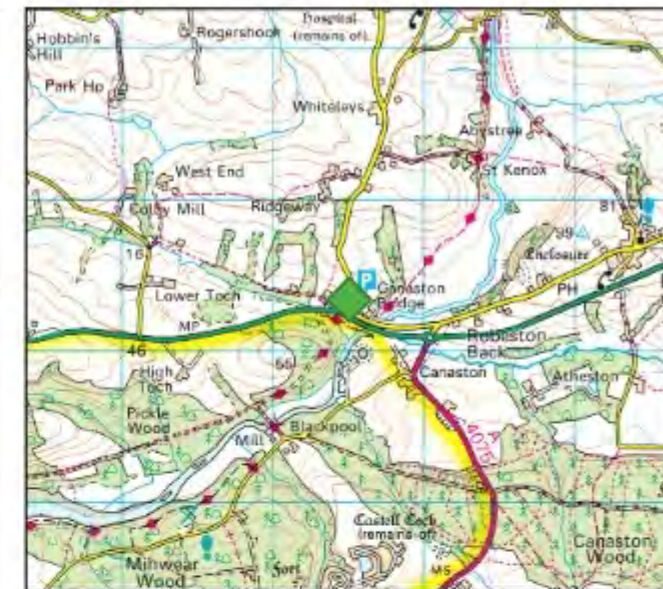
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Caled Quarry Bosherton

MMap 2.4







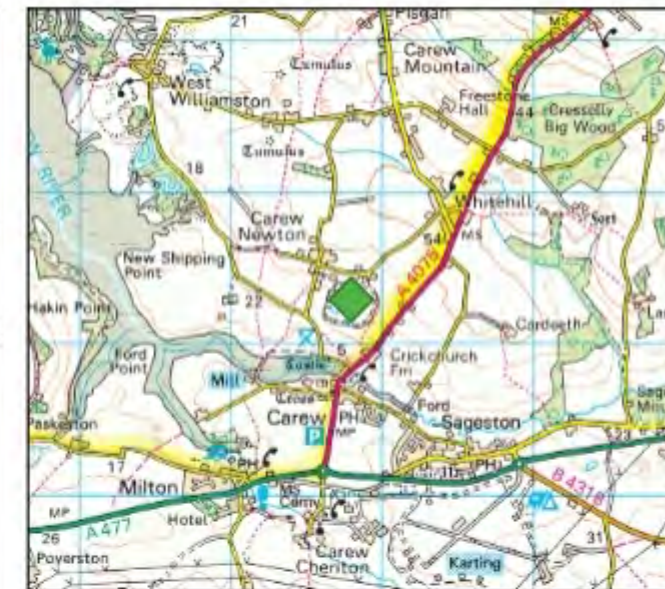
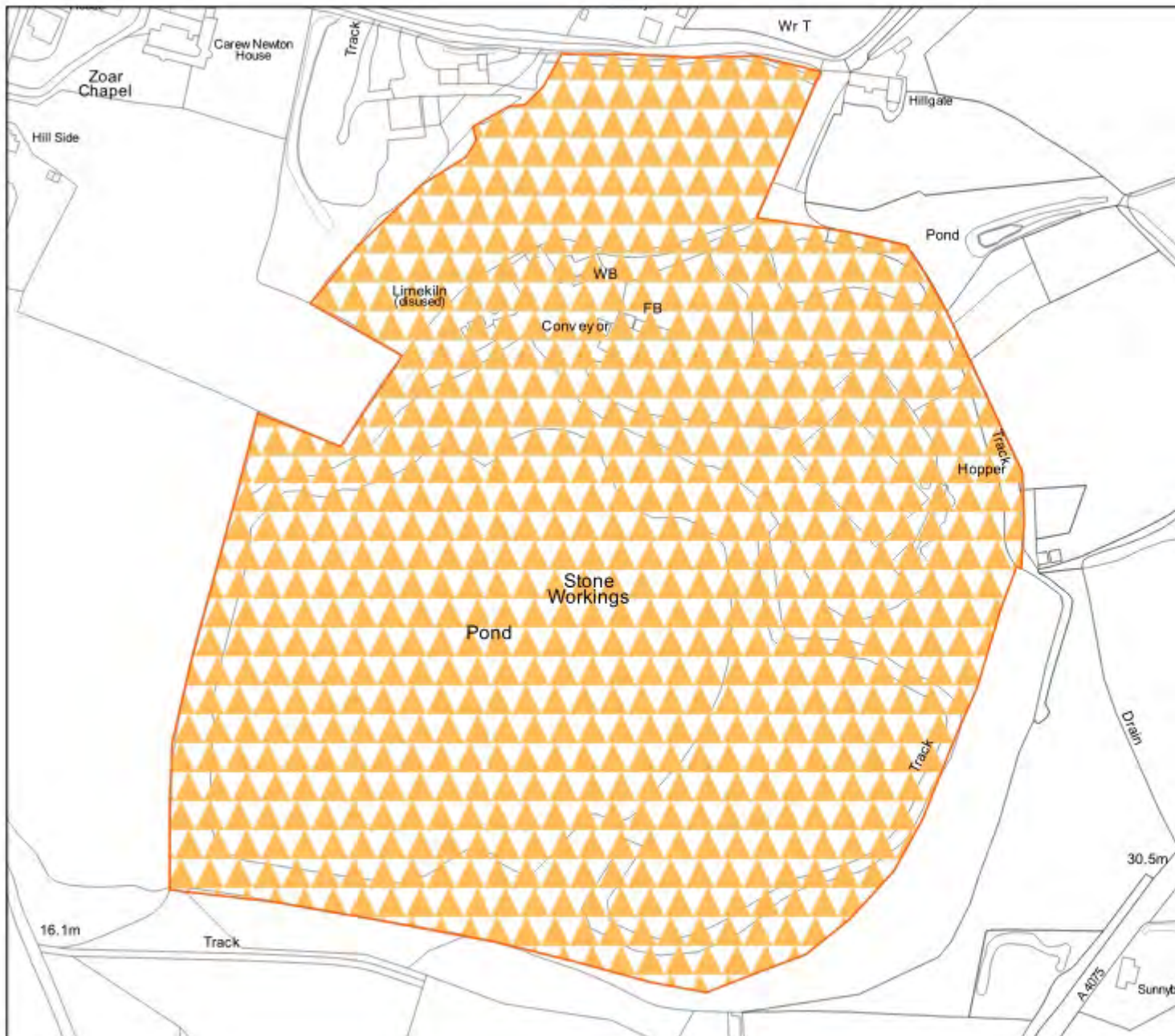
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Canaston Bridge Cuttings

MMap 2.5







## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Carew Quarry

MMap 2.6











## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Castle Reach (West)

MMap 2.8













**Policy 12: Regionally  
Important Geodiversity Sites/  
Polisi 12: Safleoedd  
Geoamrywiaeth o Bwys  
Rhanbarthol**

Church Doors - Lydstep Headland

MMap 2.11





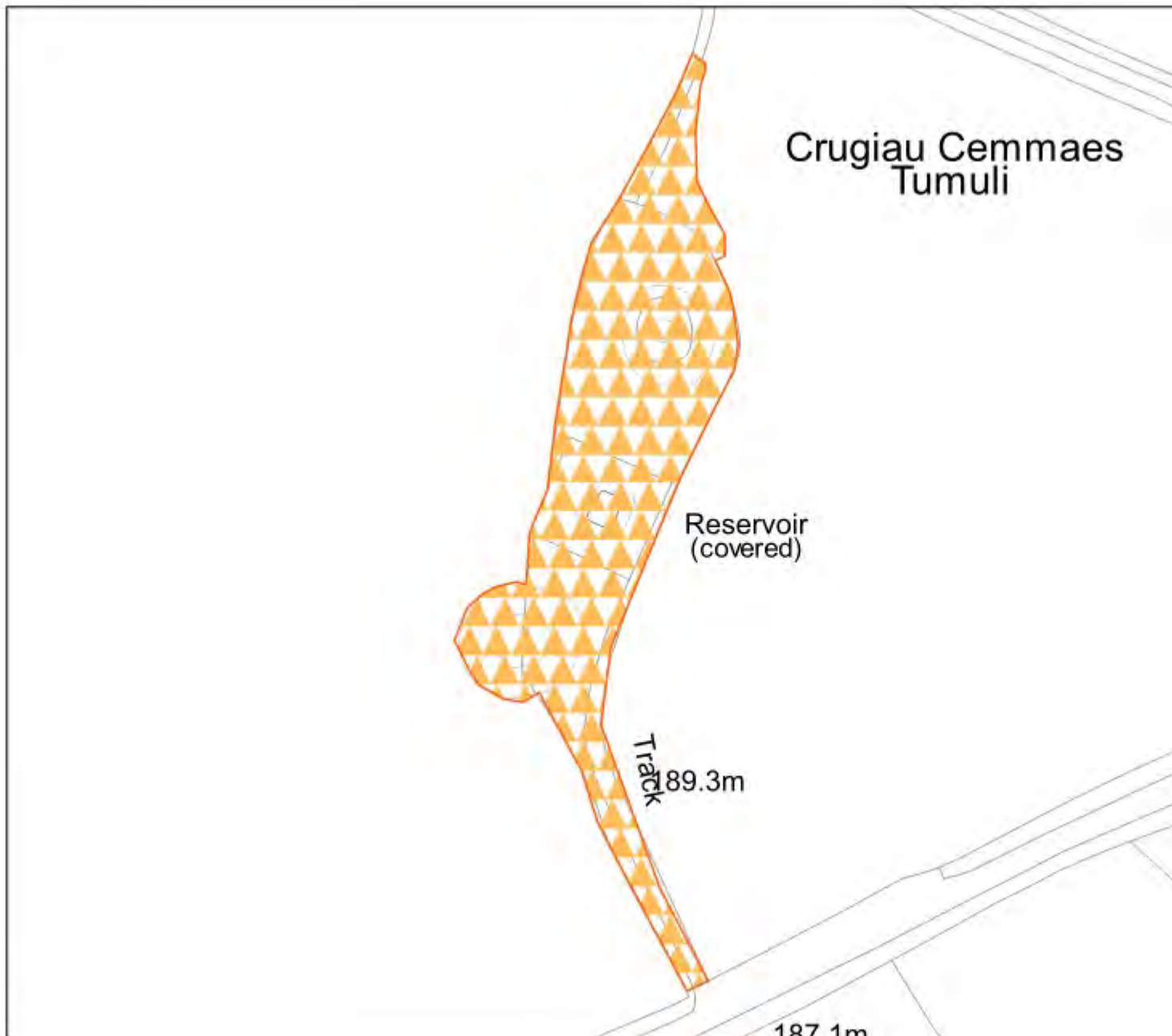
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Coedcanlas (Llangwm Ferry) Quarries

MMap 2.12





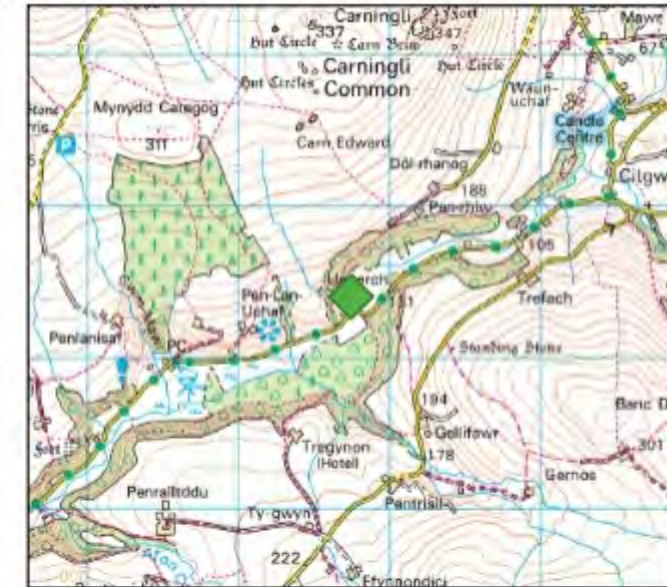
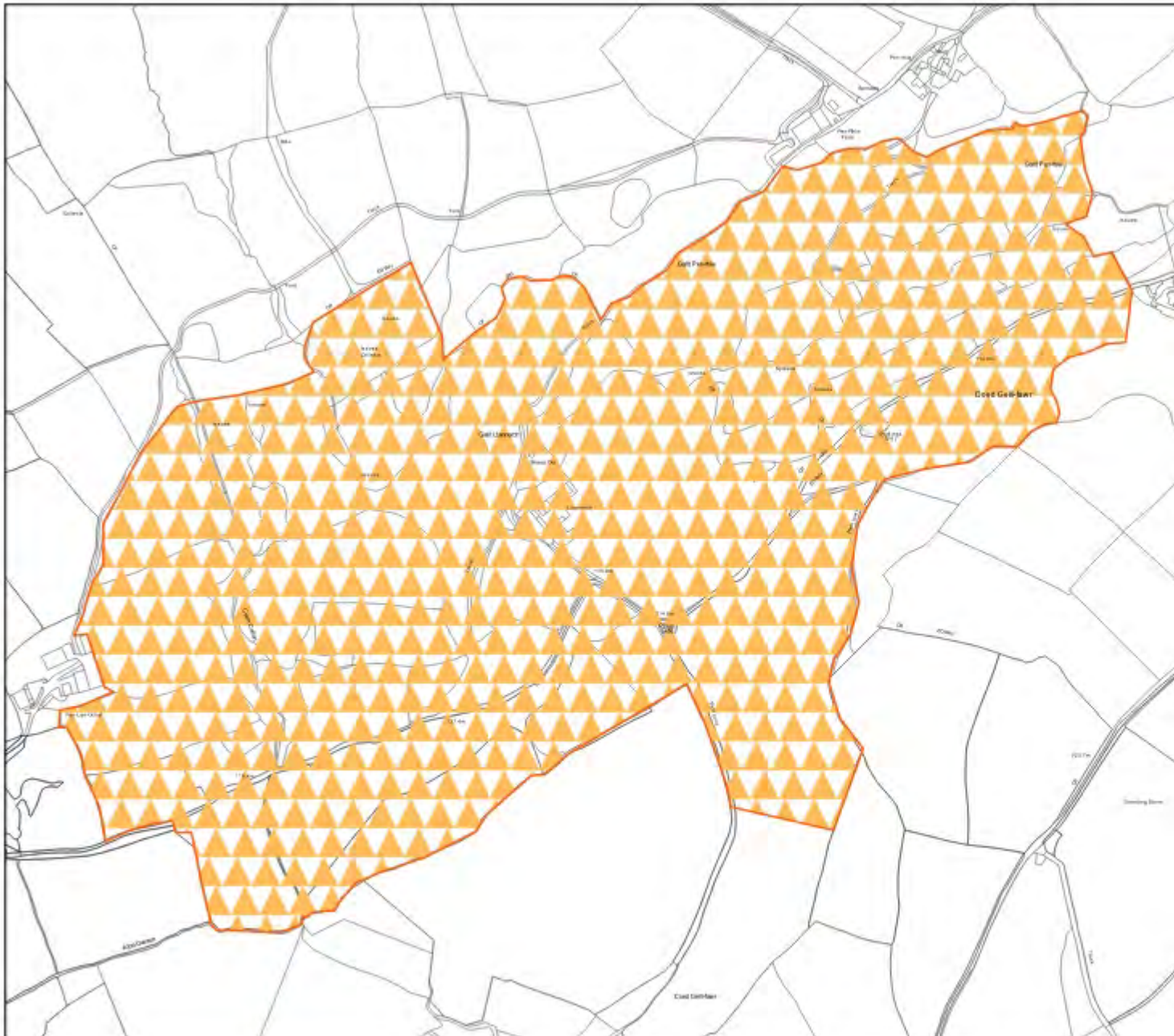


## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Crugiau Cemmaes Viewpoint

MMap 2.13





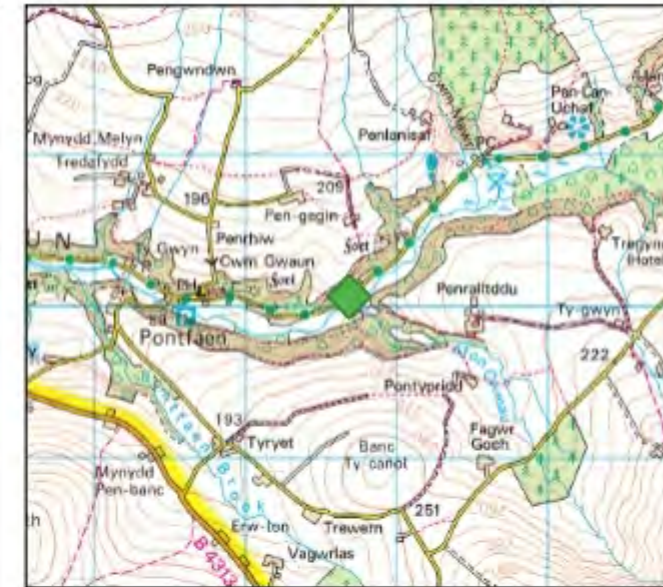
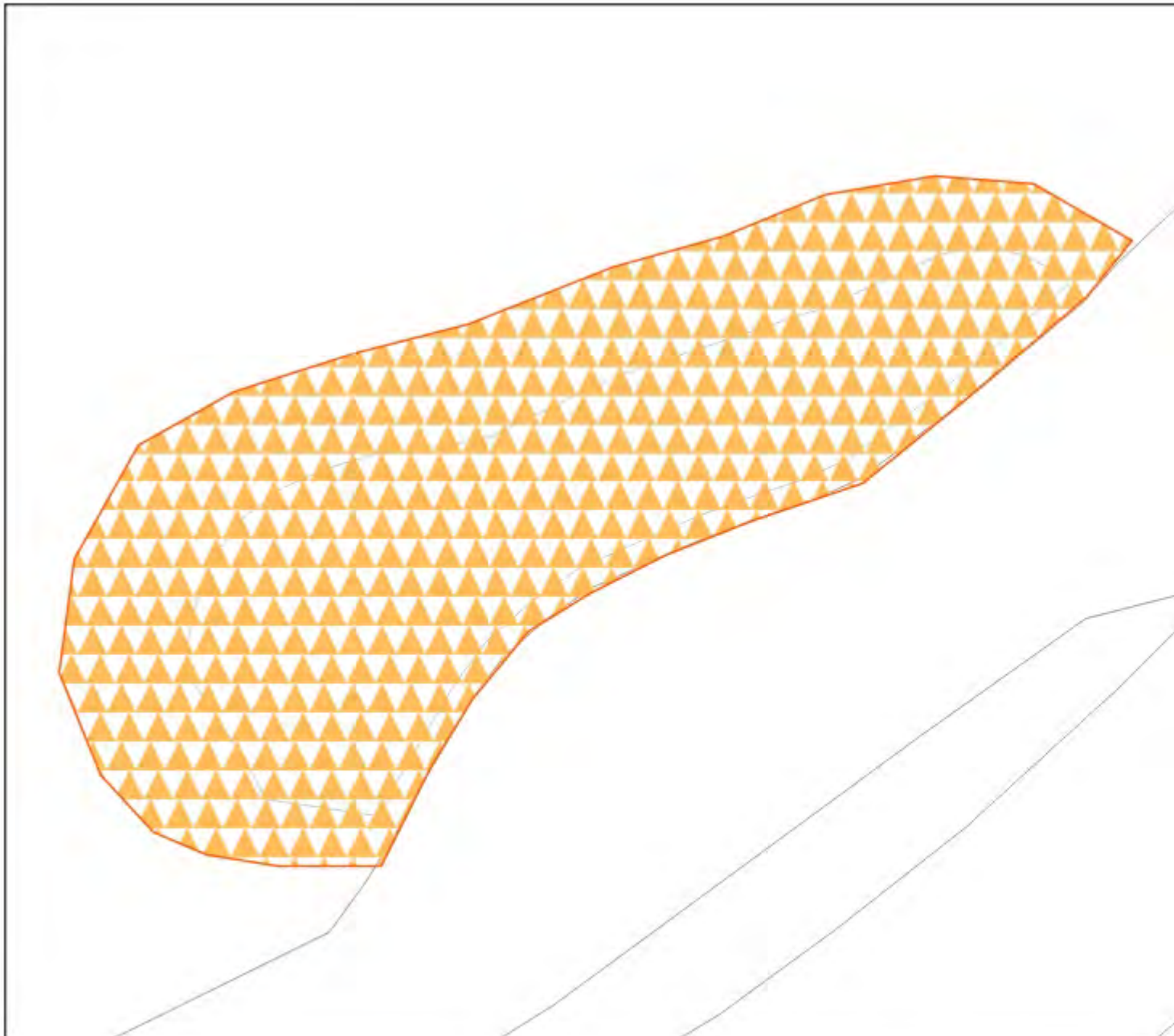
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Cwm Gwaun

MMap 2.14







## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Dan Coed Quarry

MMap 2.15





## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

East Pickard Bay

MMap 2.16







**Policy 12: Regionally  
Important Geodiversity Sites/  
Polisi 12: Safleoedd  
Geoamrywiaeth o Bwys  
Rhanbarthol**

Foel Drygarn

MMap 2.17







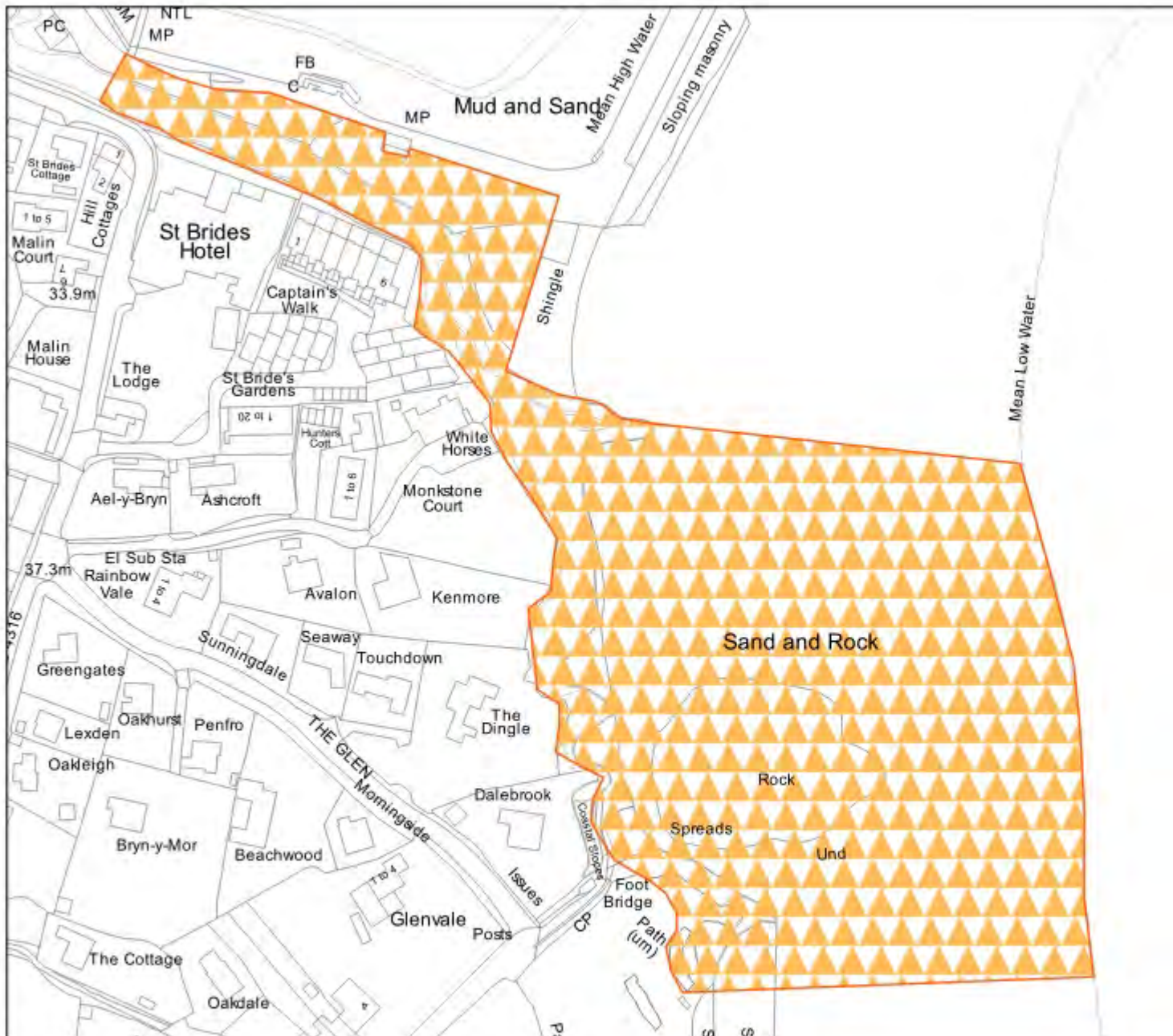
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Giltar Point

MMap 2.18







## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

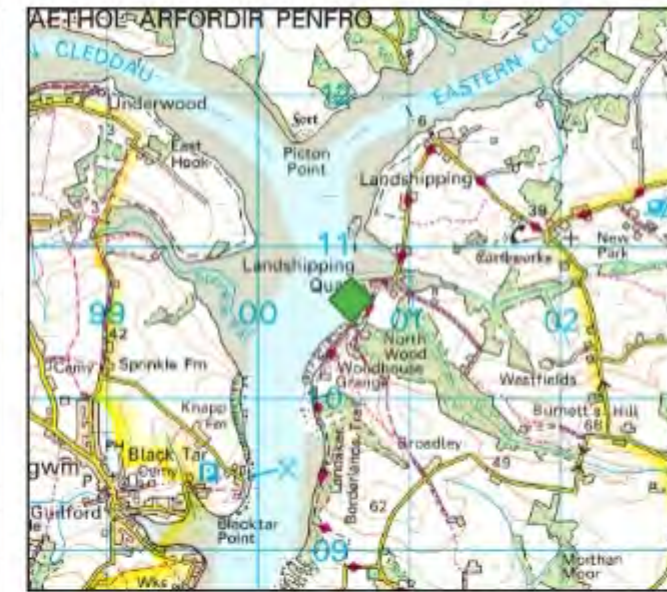
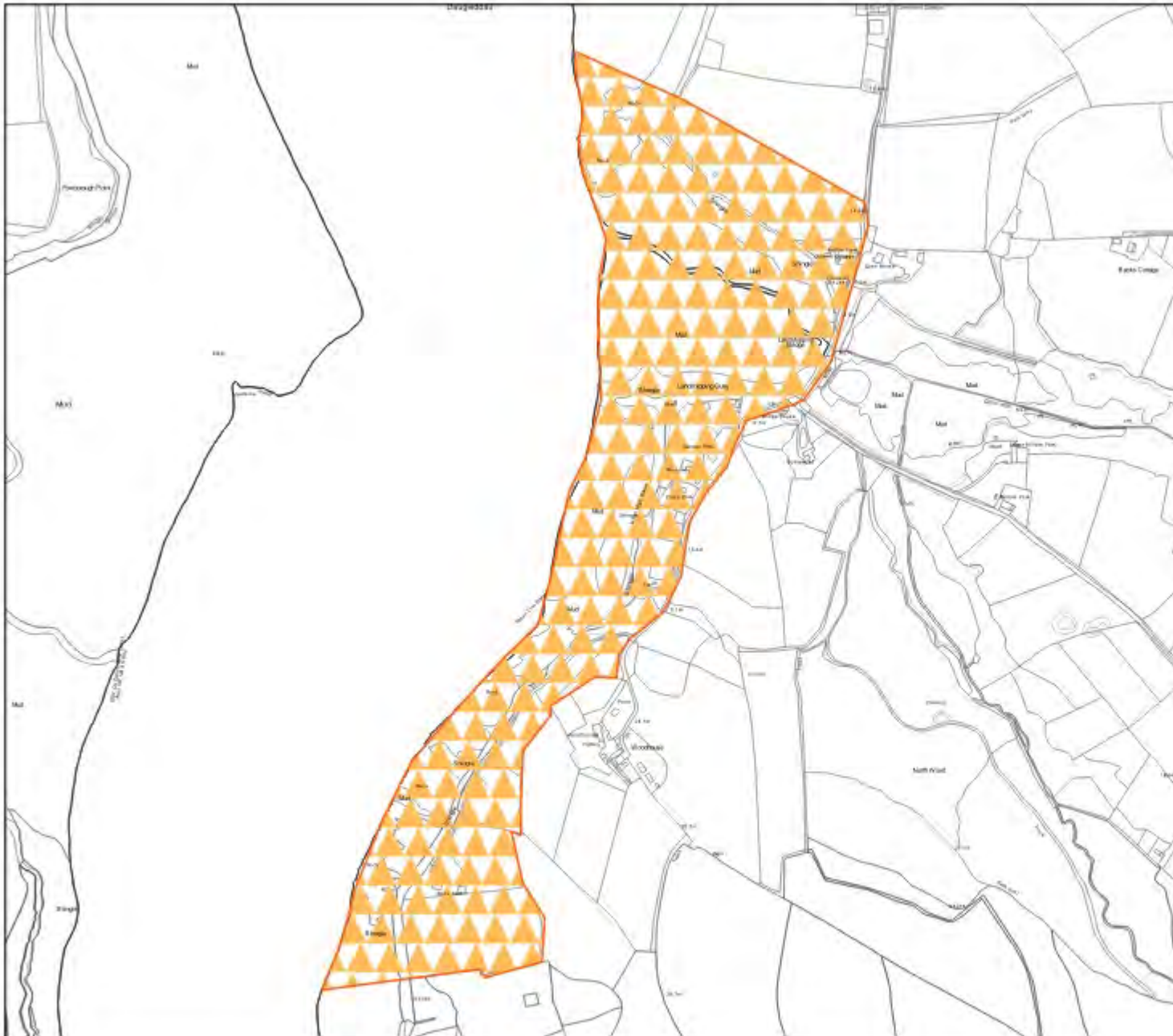
Glen Beach

MMap 2.19









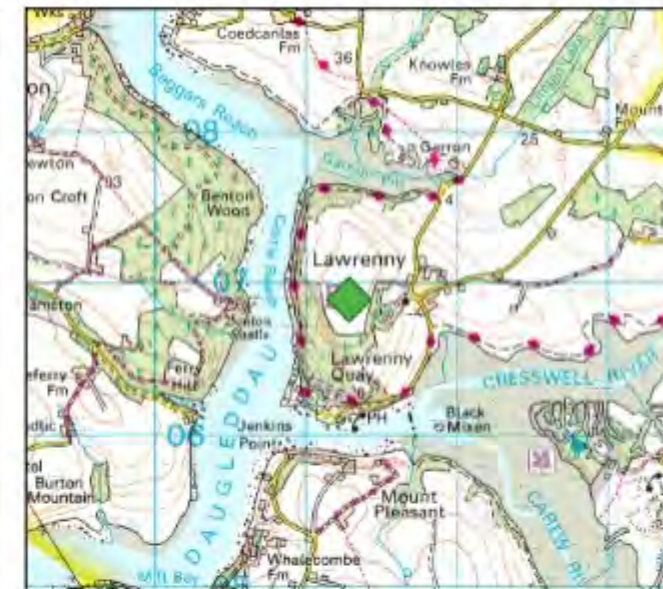
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Landshipping Quay

MMap 2.21





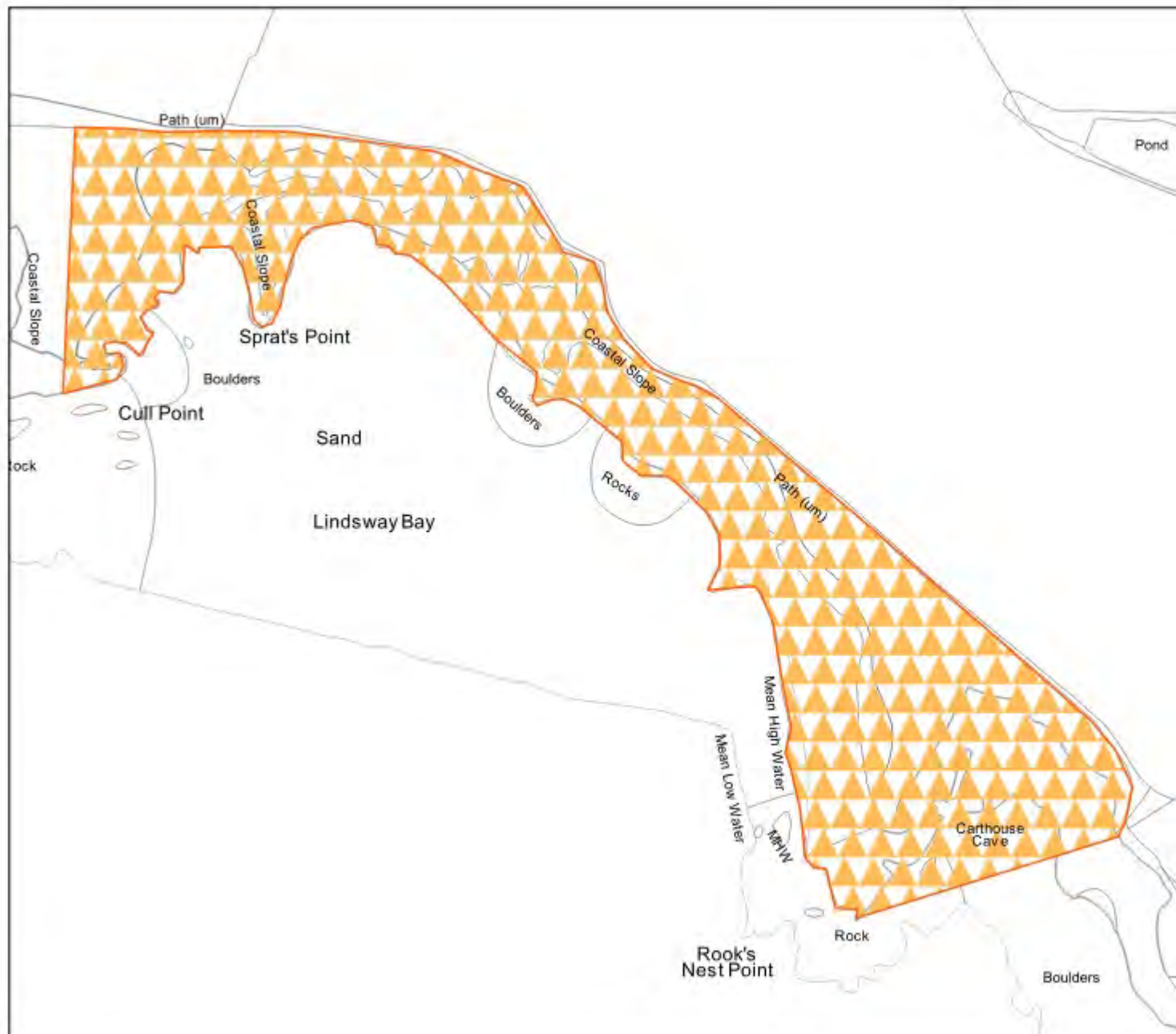


## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Lawrenny Cliffs

MMap 2.22





## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

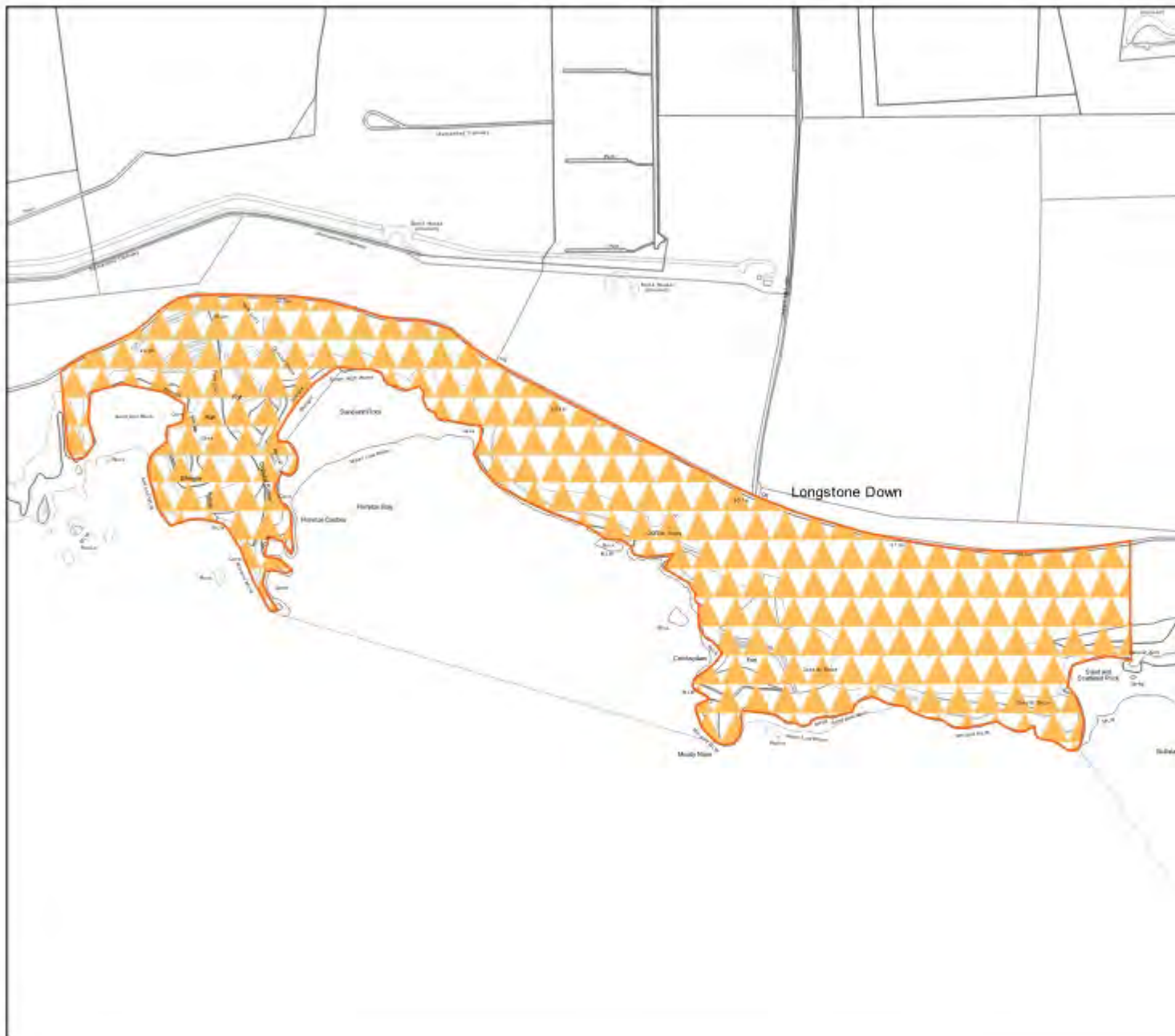
Lindsway Bay

MMap 2.23









## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Longstone Down

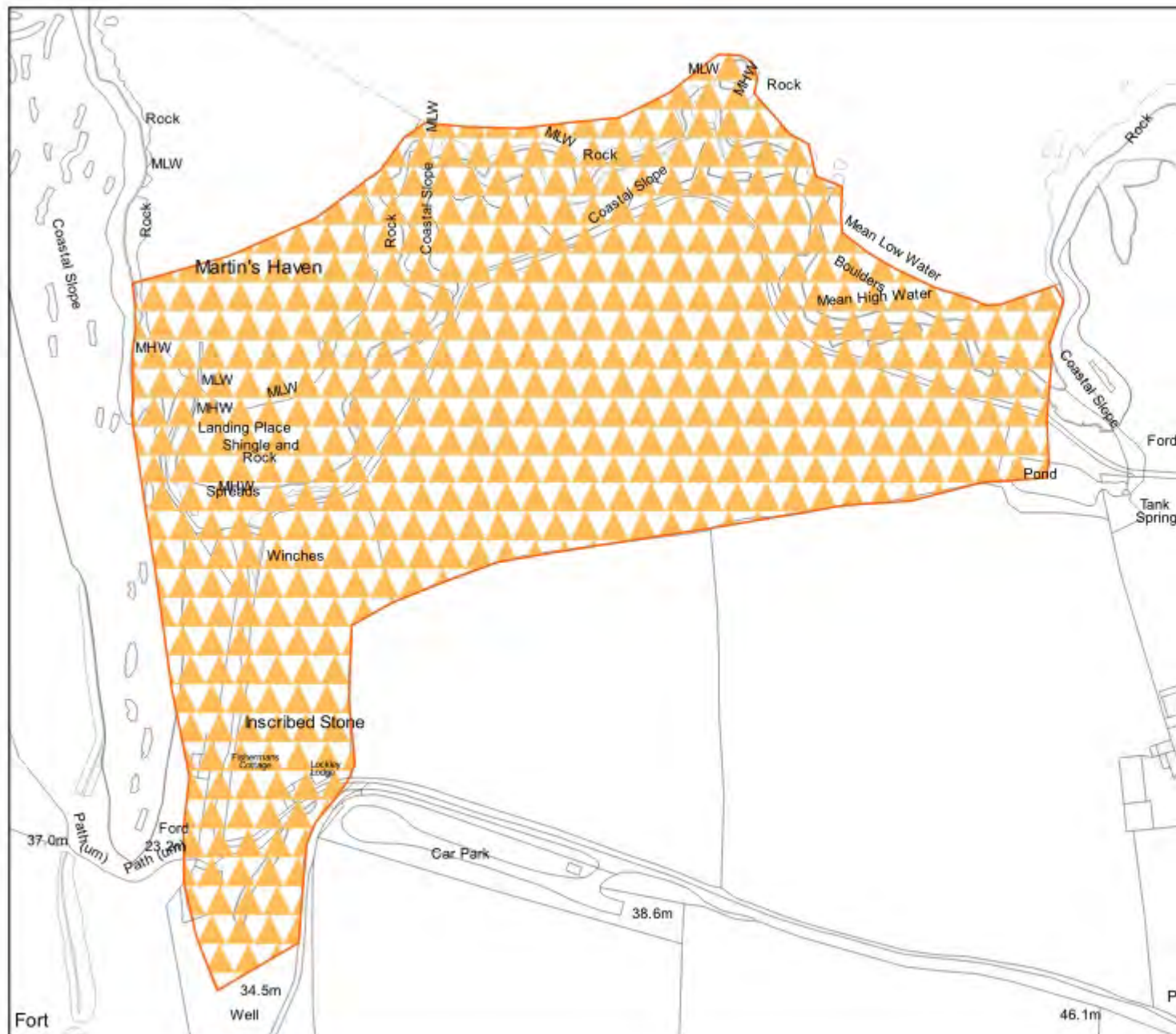
MMap 2.25











**Policy 12: Regionally  
Important Geodiversity Sites/  
Polisi 12: Safleoedd  
Geoamrywiaeth o Bwys  
Rhanbarthol**

## Martin's Haven

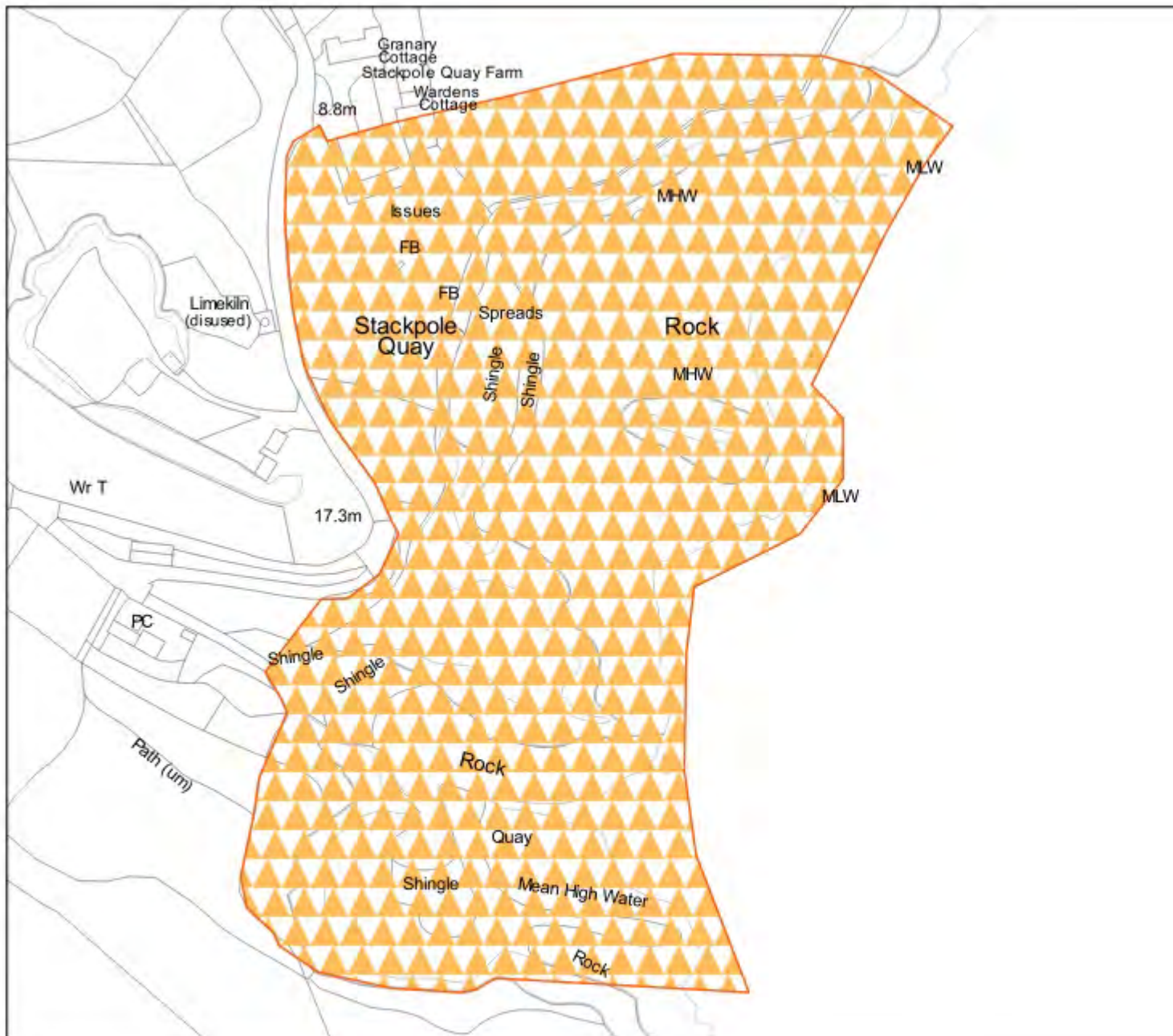
MMMap 2.27



Parc Canadailhol  
Arfordir Penfro  
Pumlakusliu Cwm  
Matiolol Park







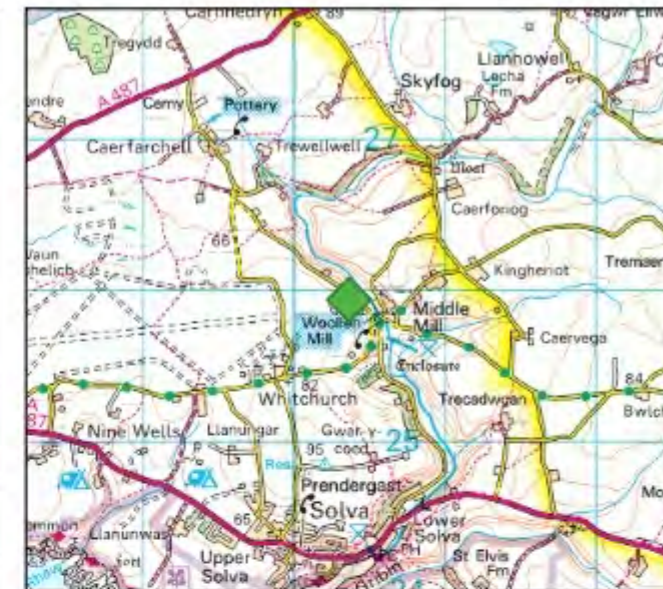
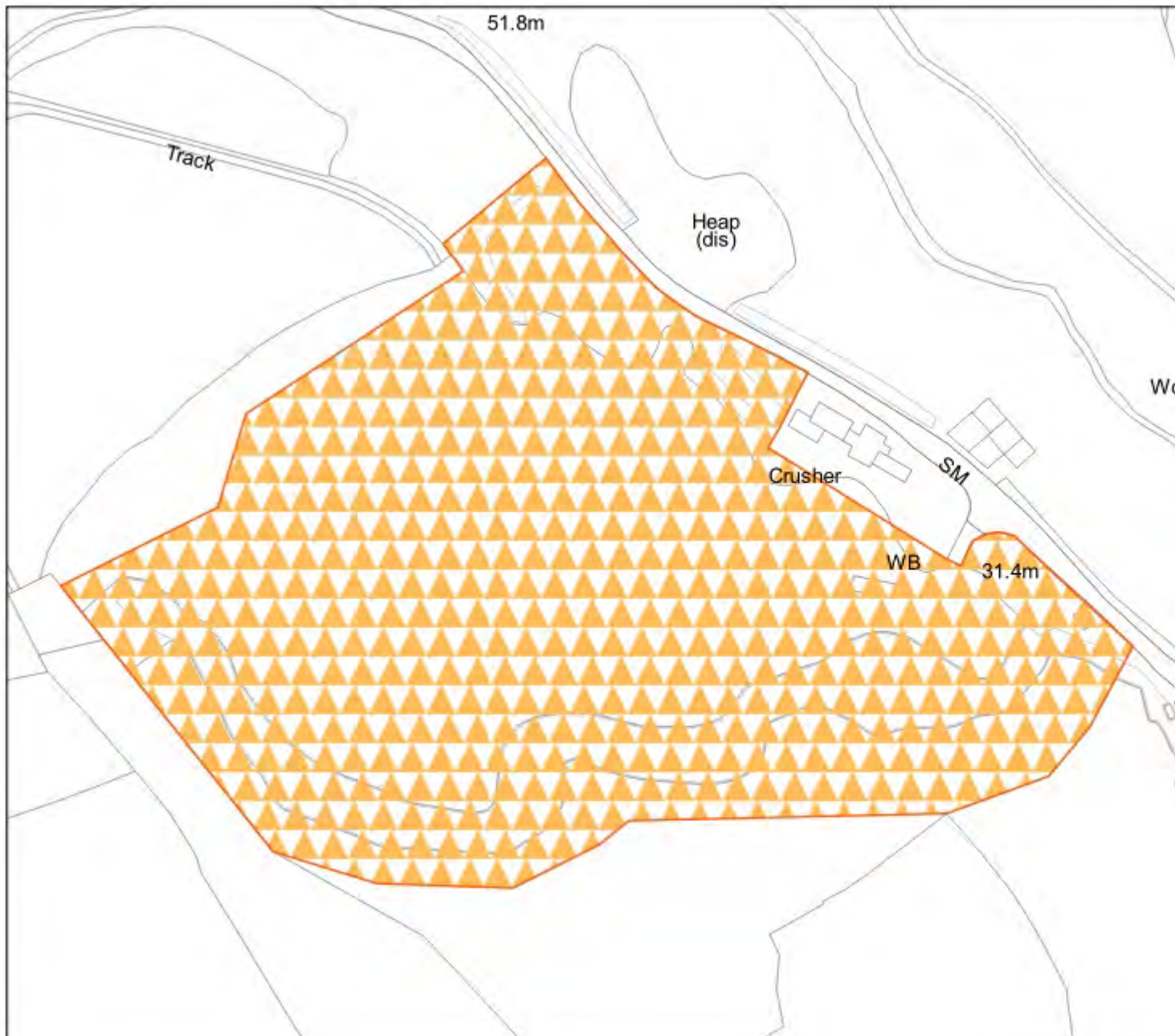
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Middle Cove

MMap 2.28







## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

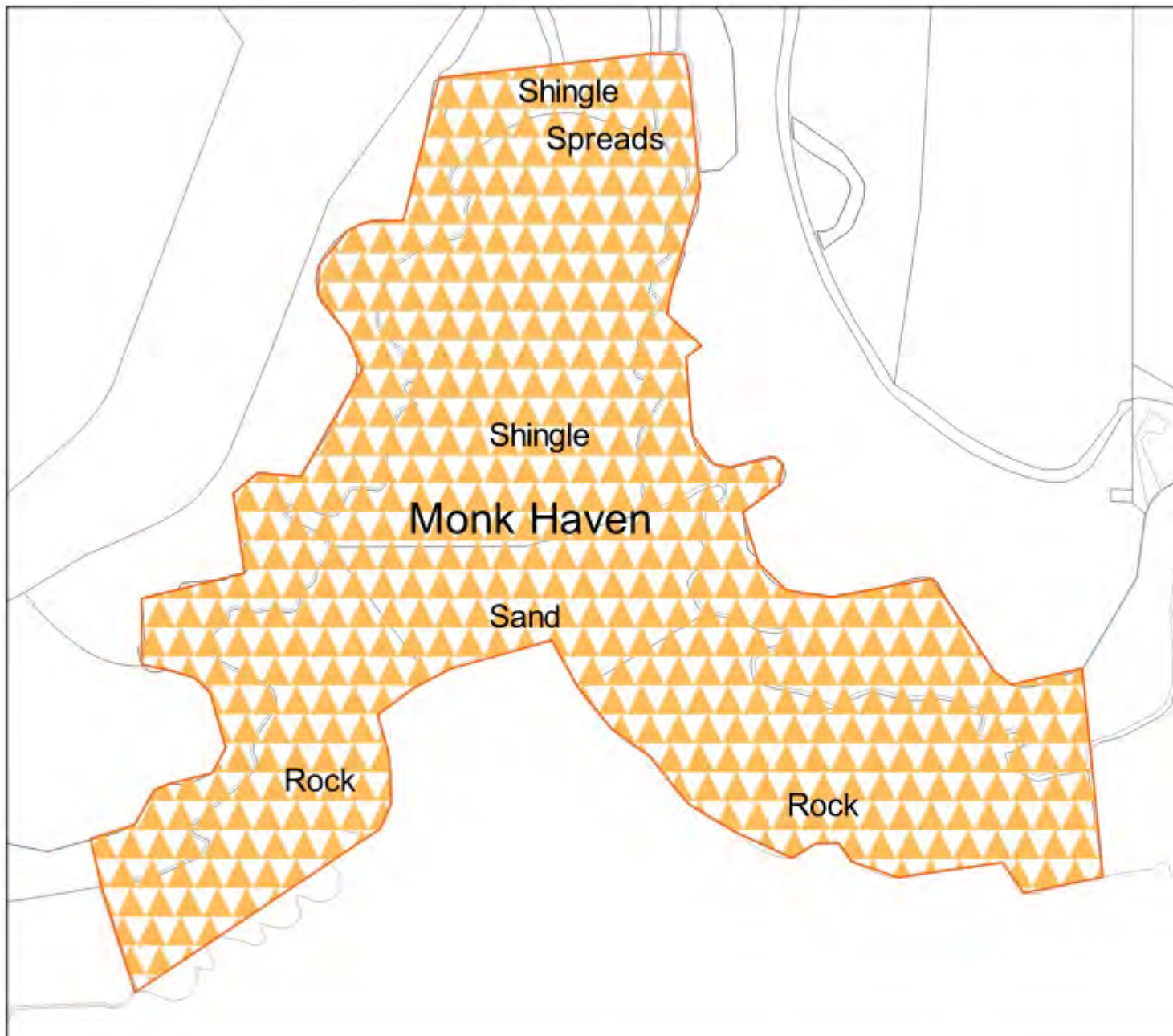
Middle Mill Quarry

MMap 2.29









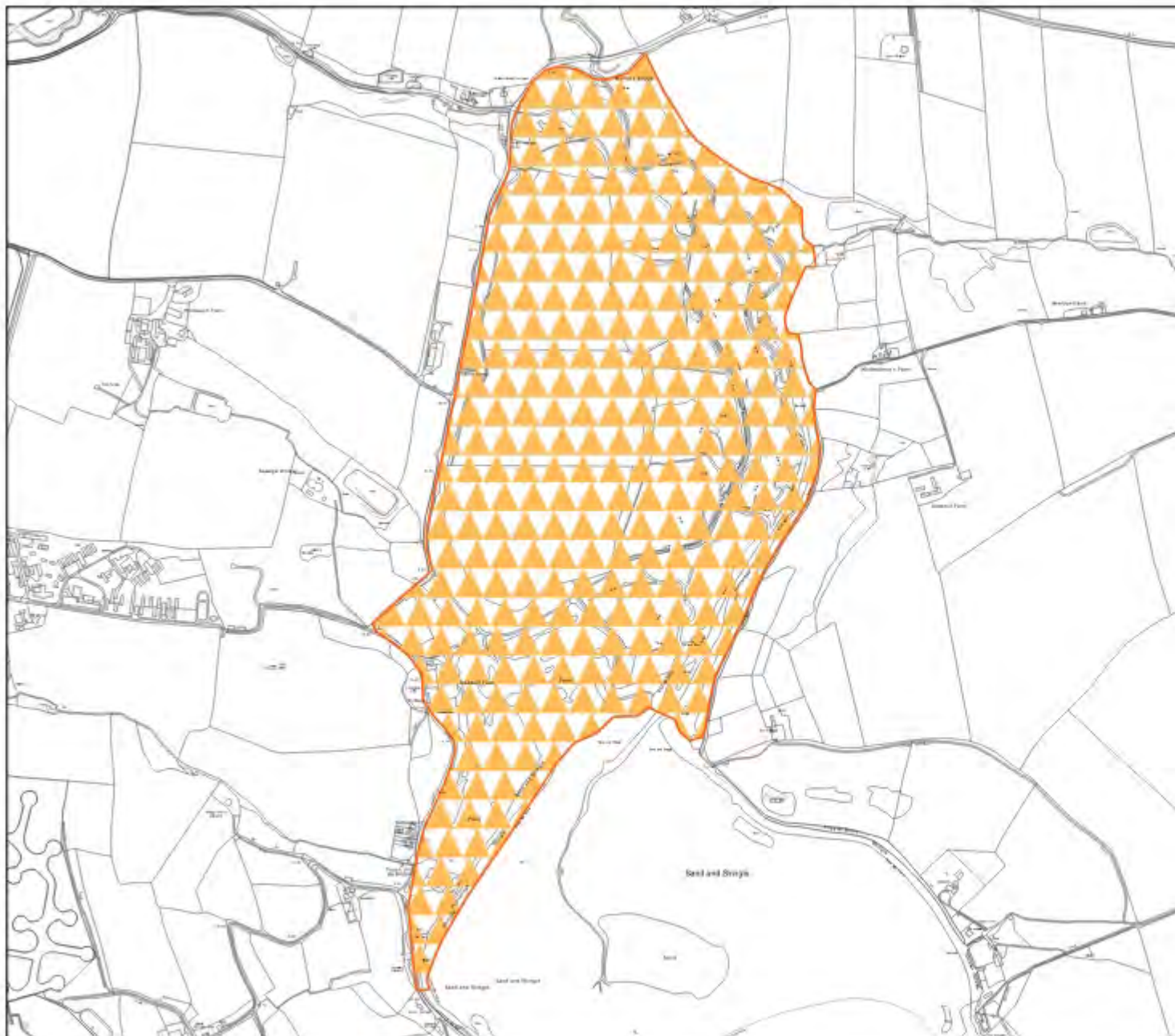
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Monk Haven

MMap 2.31







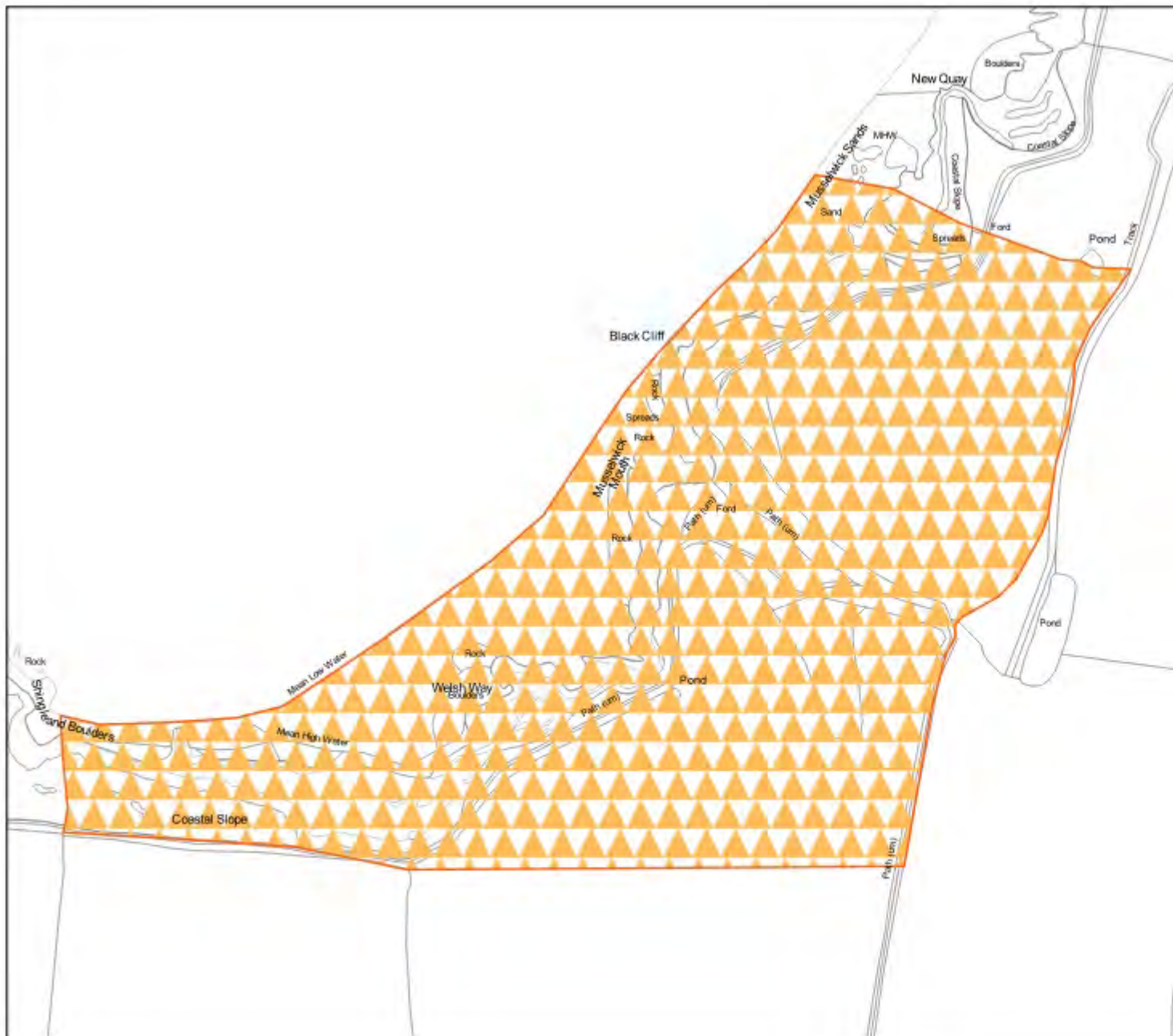
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Mullock Bridge

MMap 2.32





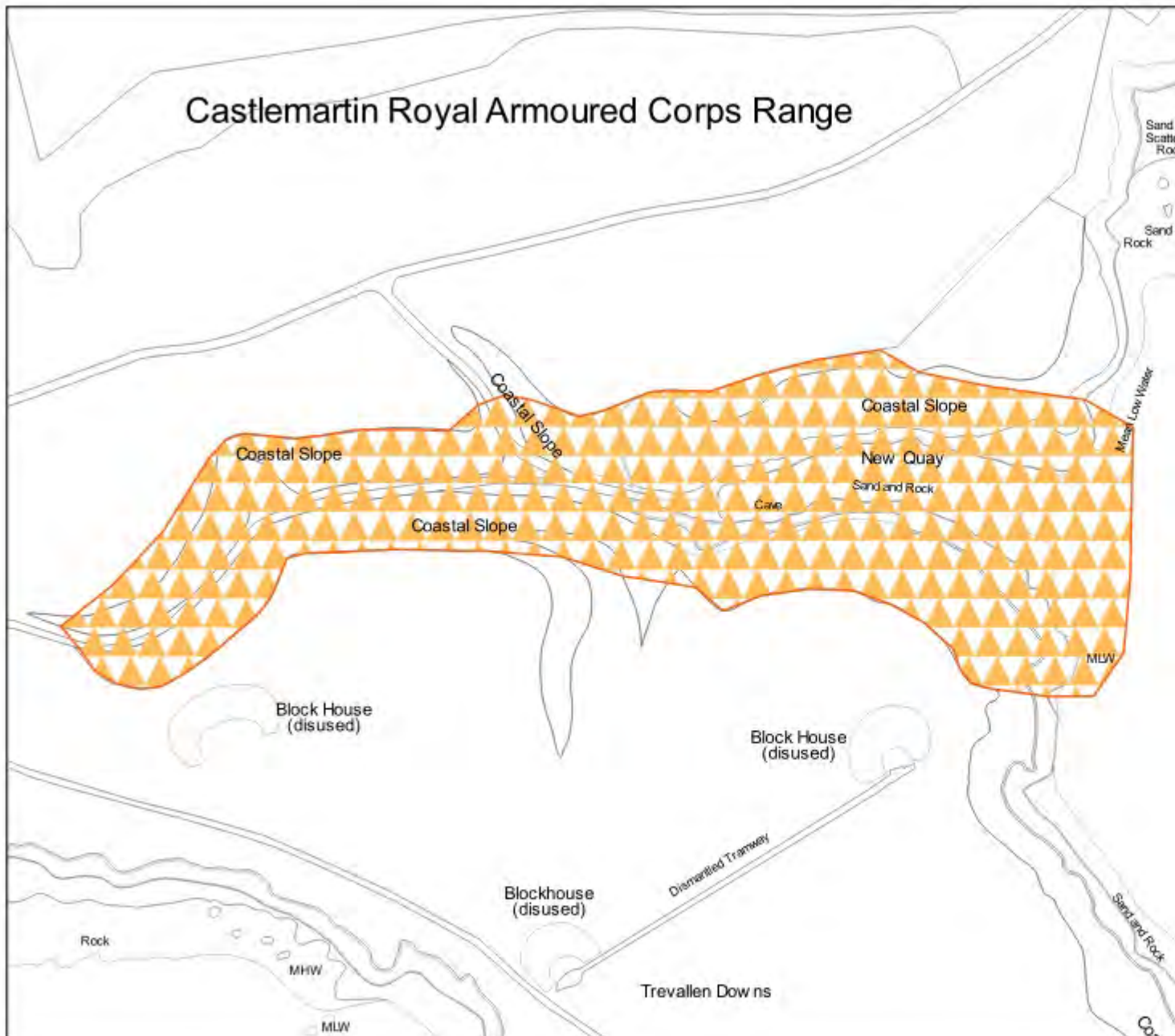


## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Musselwick Sands

MMap 2.33





**Policy 12: Regionally  
Important Geodiversity Sites/  
Polisi 12: Safleoedd  
Geoamrywiaeth o Bwys  
Rhanbarthol**

New Quay

MMap 2.34











## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

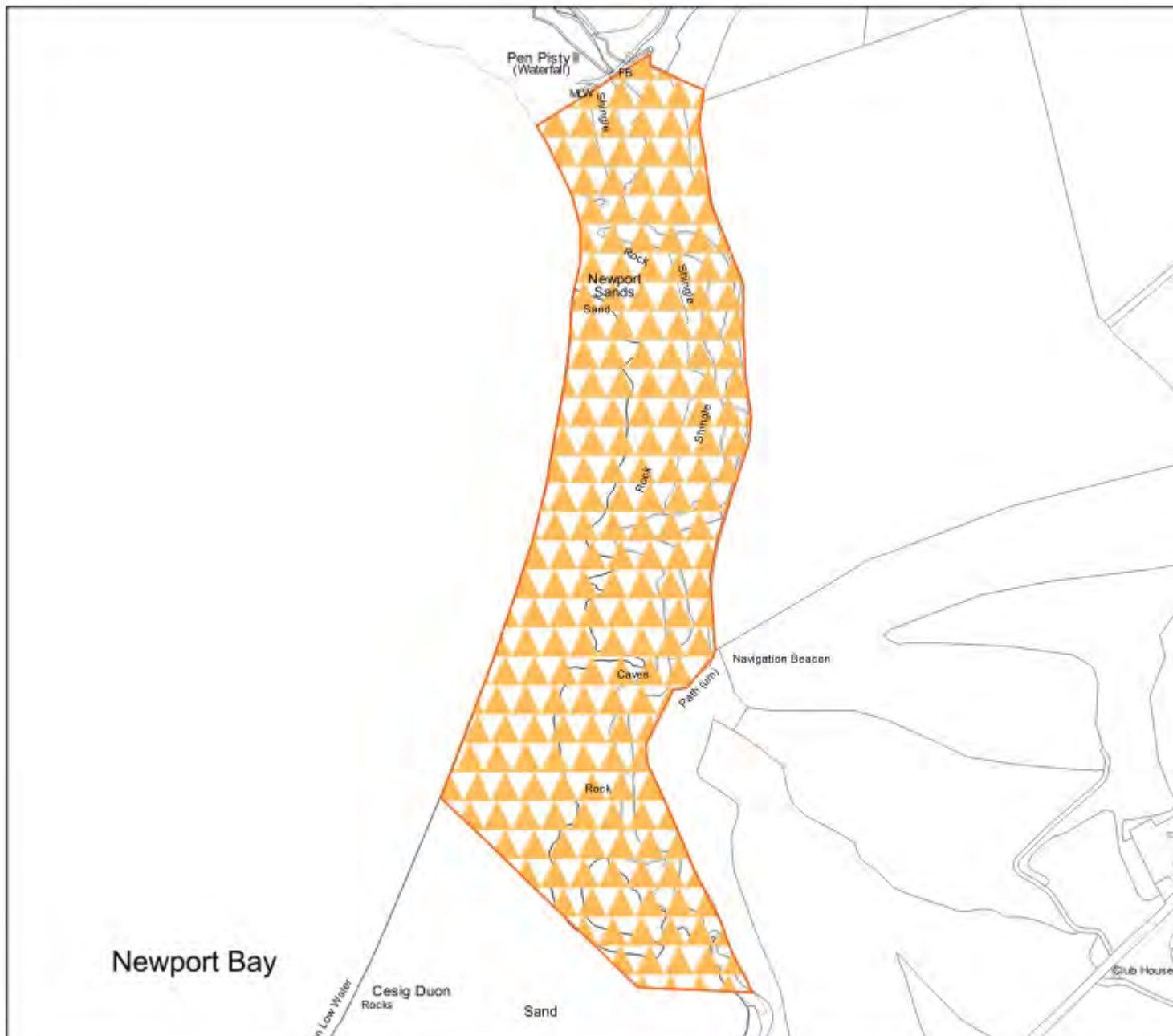
Newgale Beach

MMap 2.36









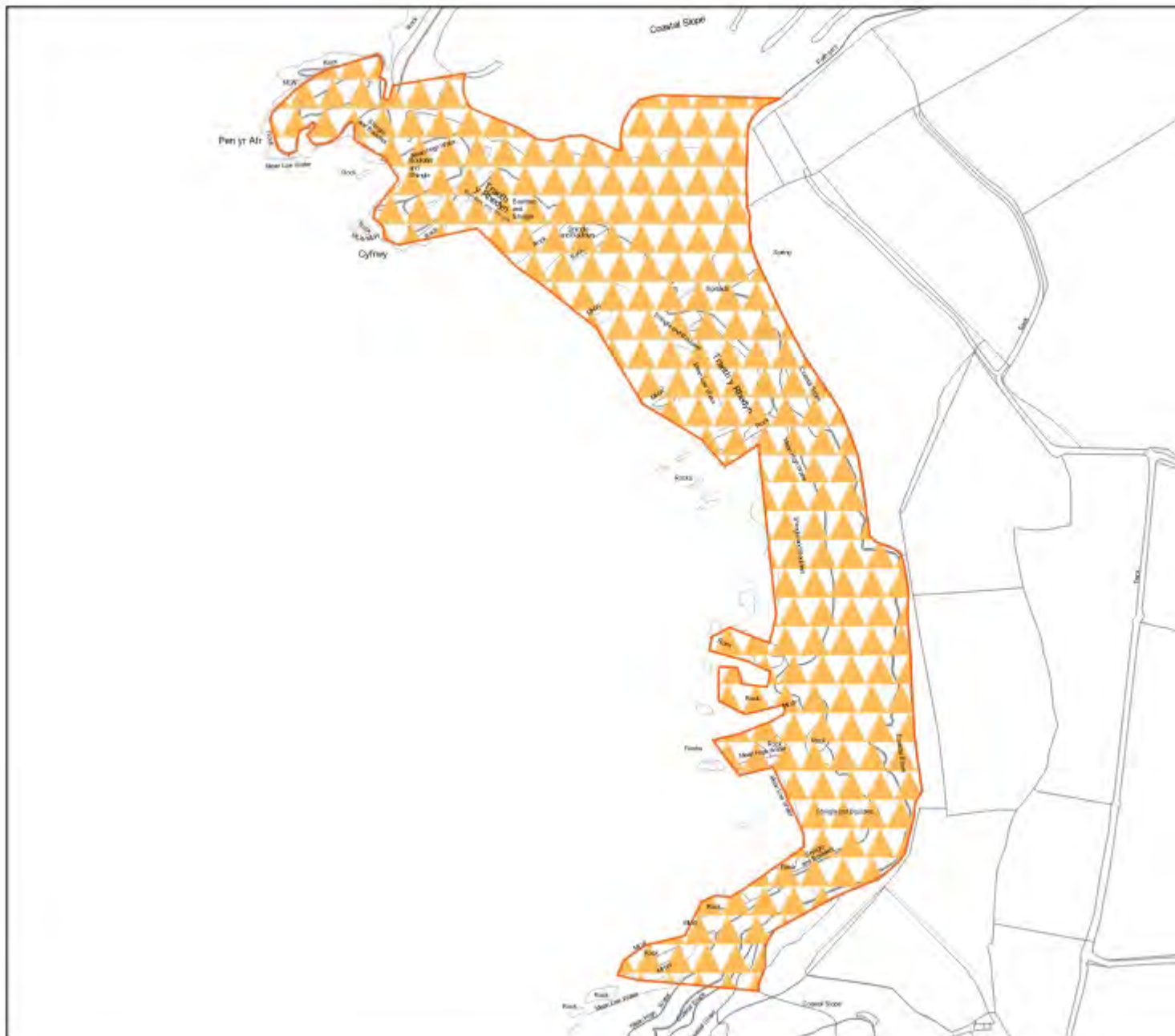
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Newport Sands (North)

MMap 2.38







## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Pen-yr-Afr Cliffs

MMap 2.39



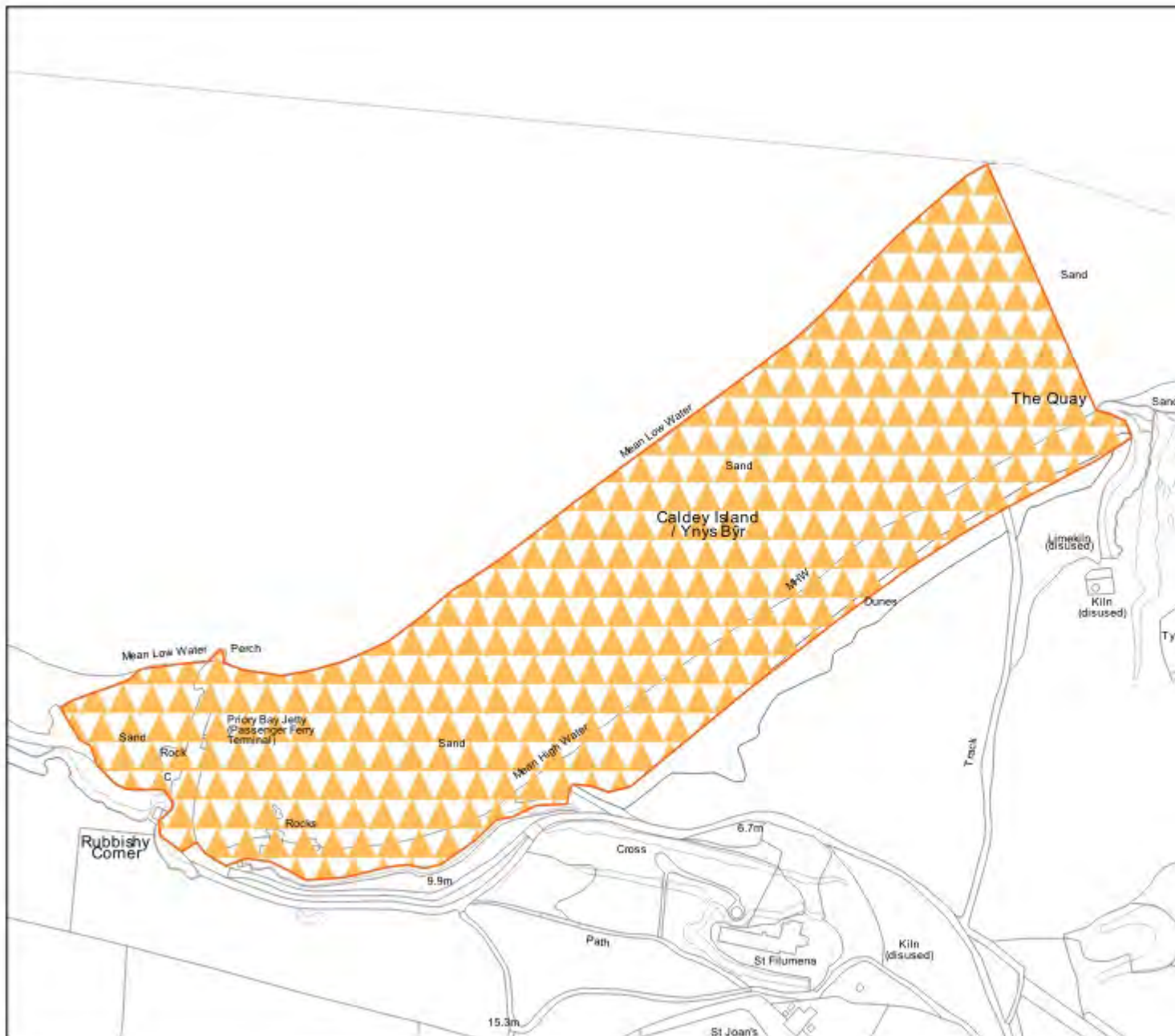










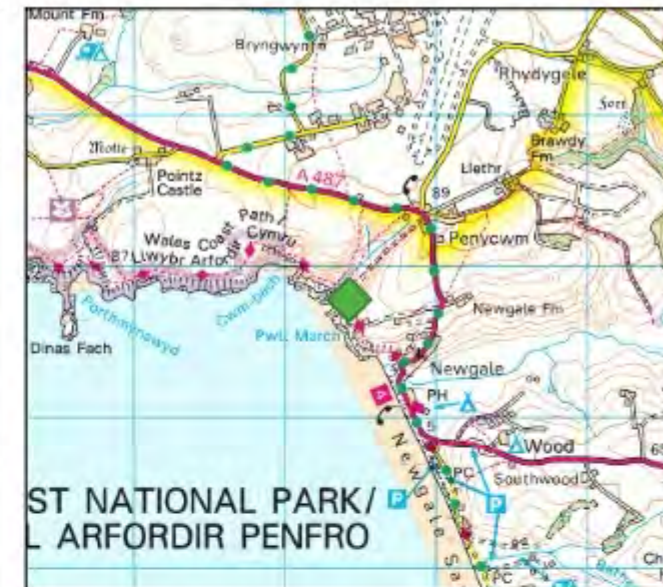
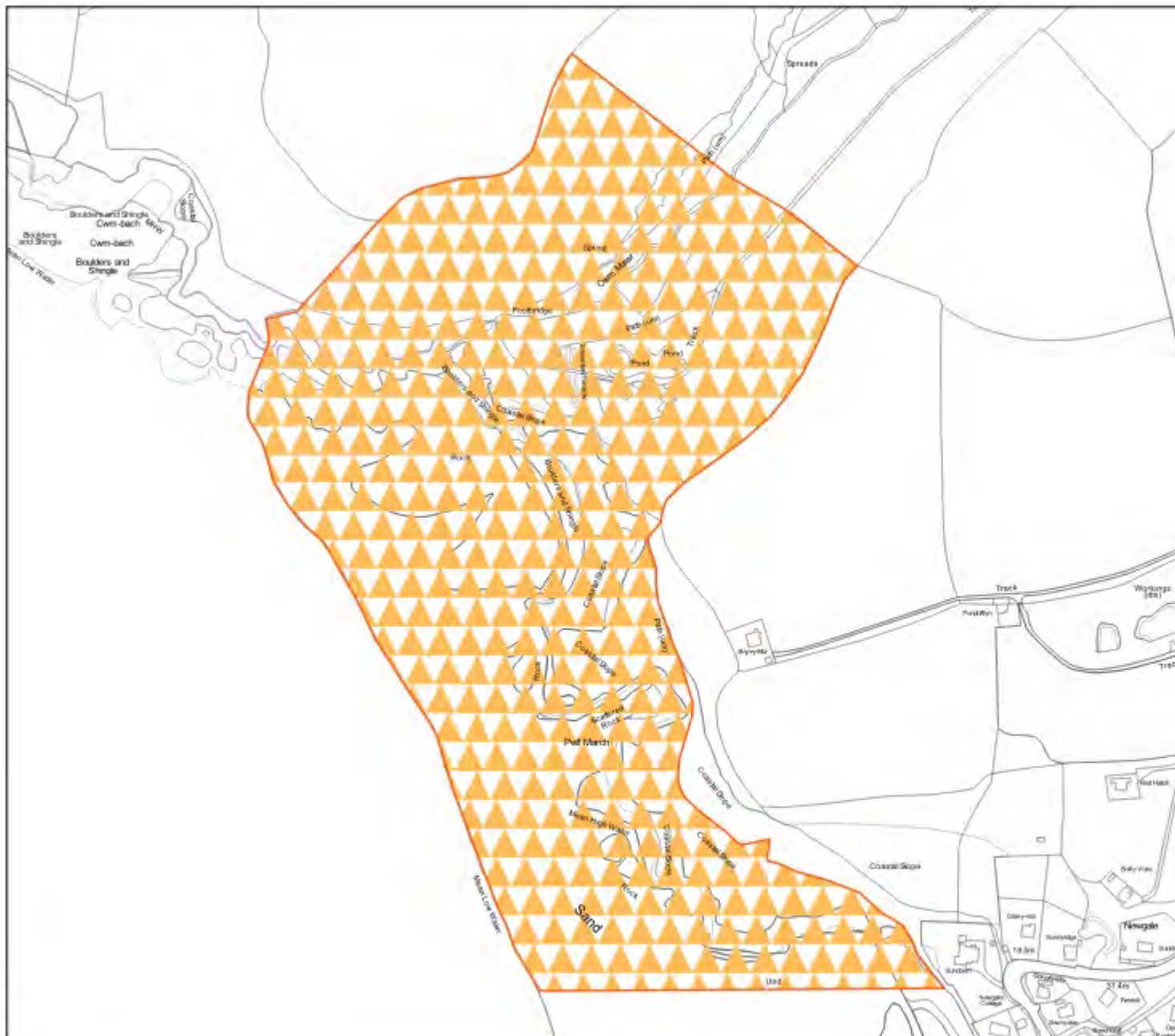


## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Priory Bay Sands

MMap 2.43





## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Pwll March

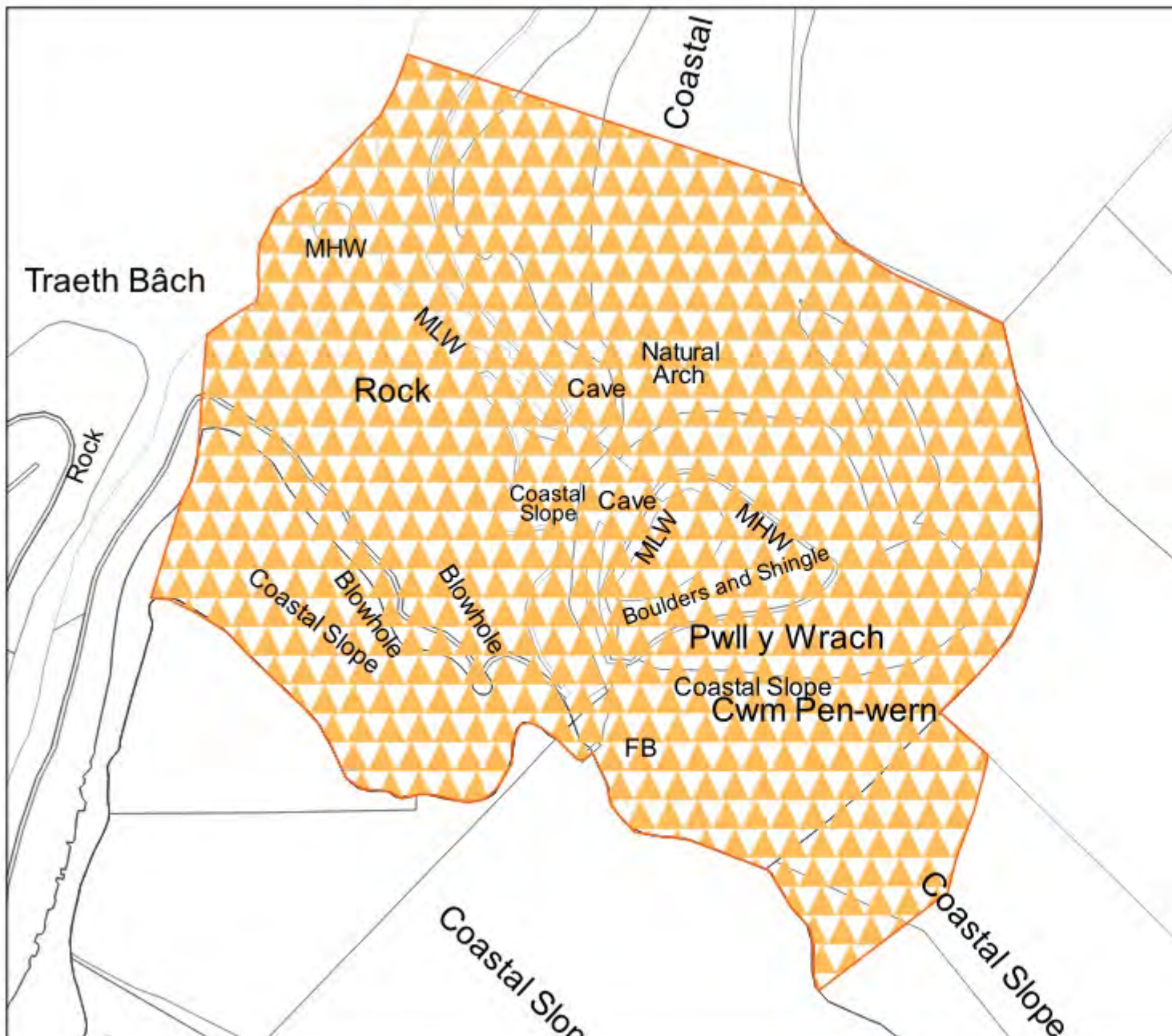
MMap 2.44











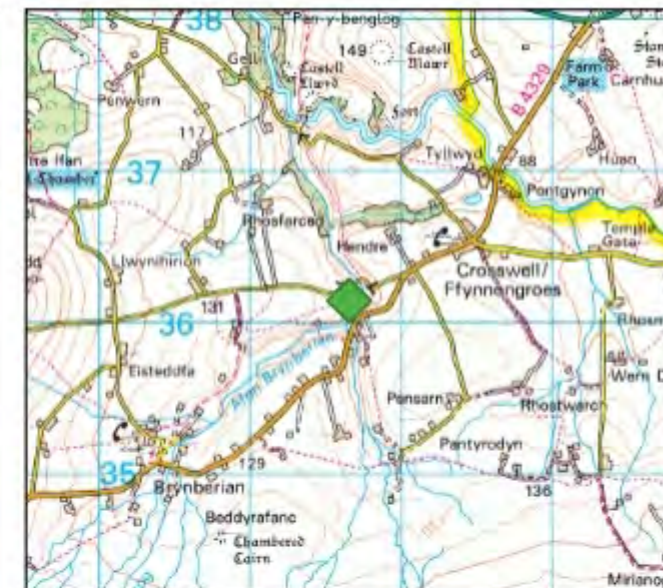
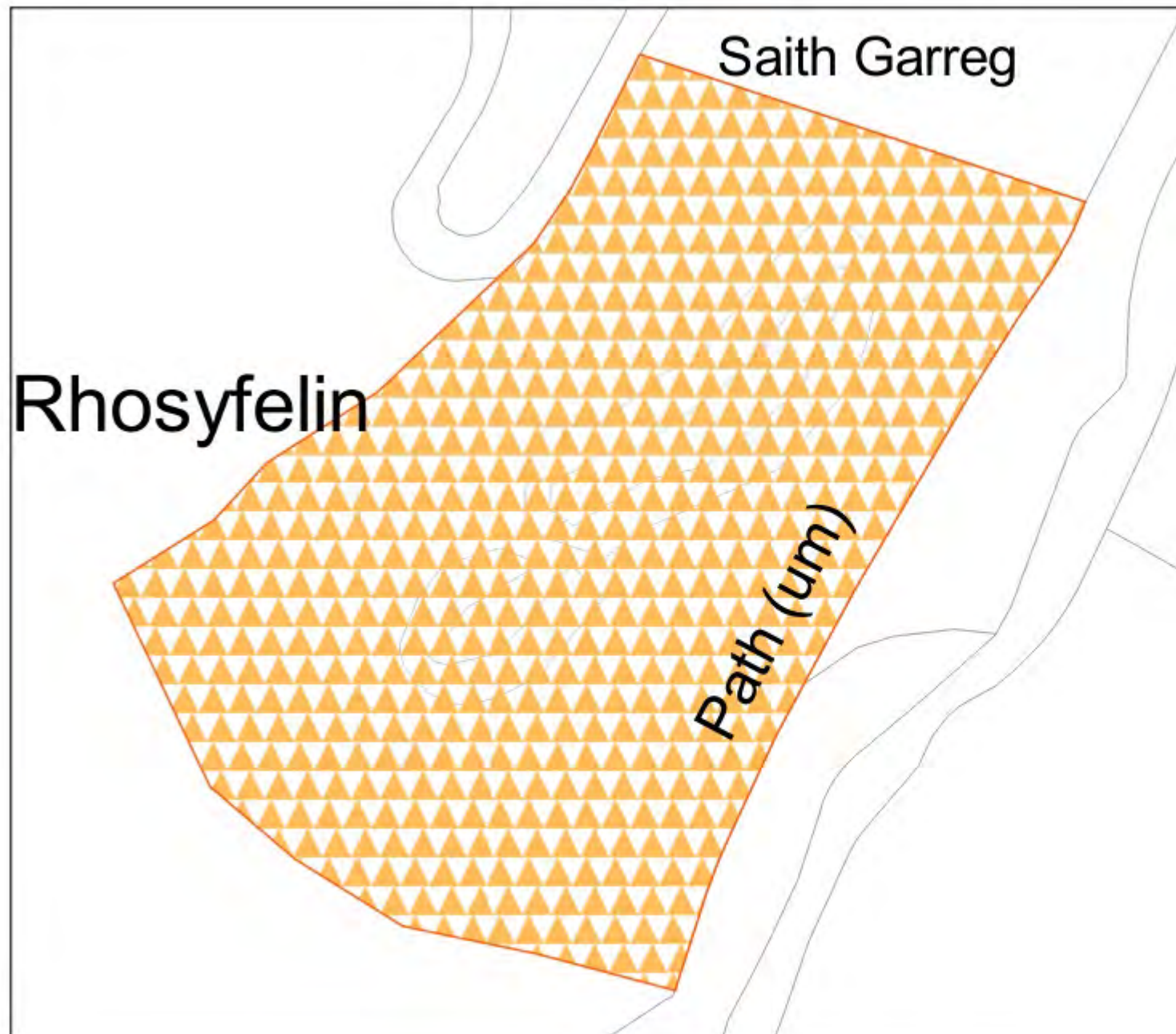
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Pwll-y-Wrach

MMap 2.46







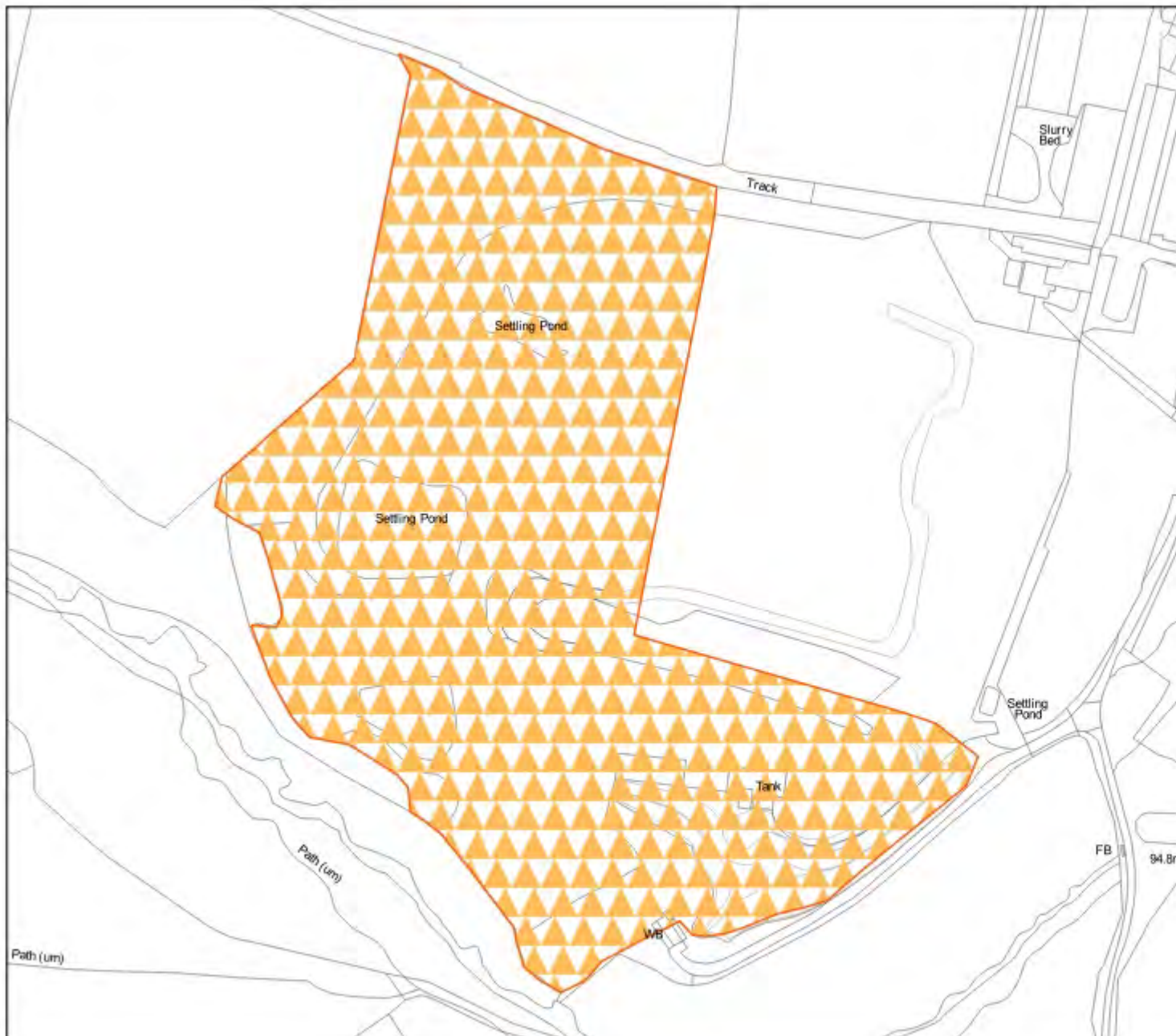
**Policy 12: Regionally  
Important Geodiversity Sites/  
Polisi 12: Safleoedd  
Geoamrywiaeth o Bwys  
Rhanbarthol**

Rhosyfelin

MMap 2.47







## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Rhynaston Quarries

MMap 2.48









## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Sandy Haven

MMap 2.50







**Policy 12: Regionally  
Important Geodiversity Sites/  
Polisi 12: Safleoedd  
Geoamrywiaeth o Bwys  
Rhanbarthol**

Sandy Haven Pill

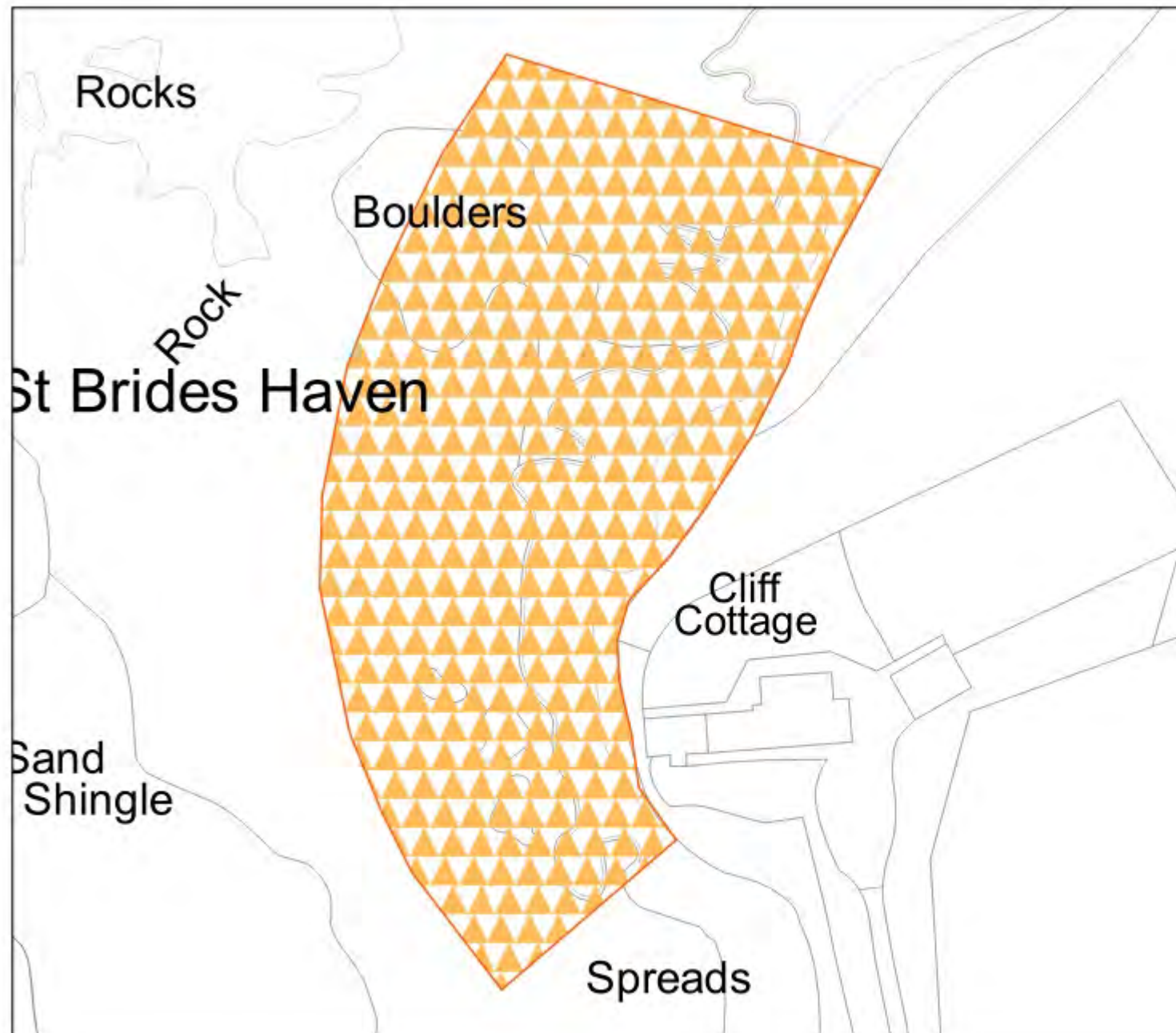
MMap 2.51











## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

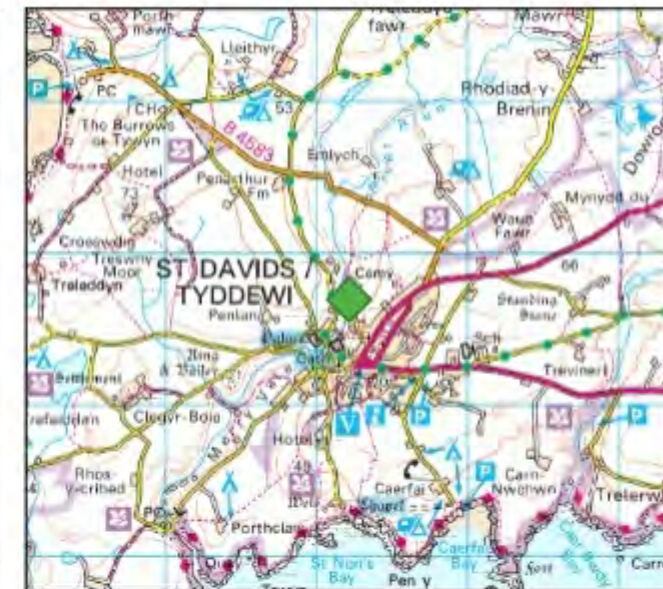
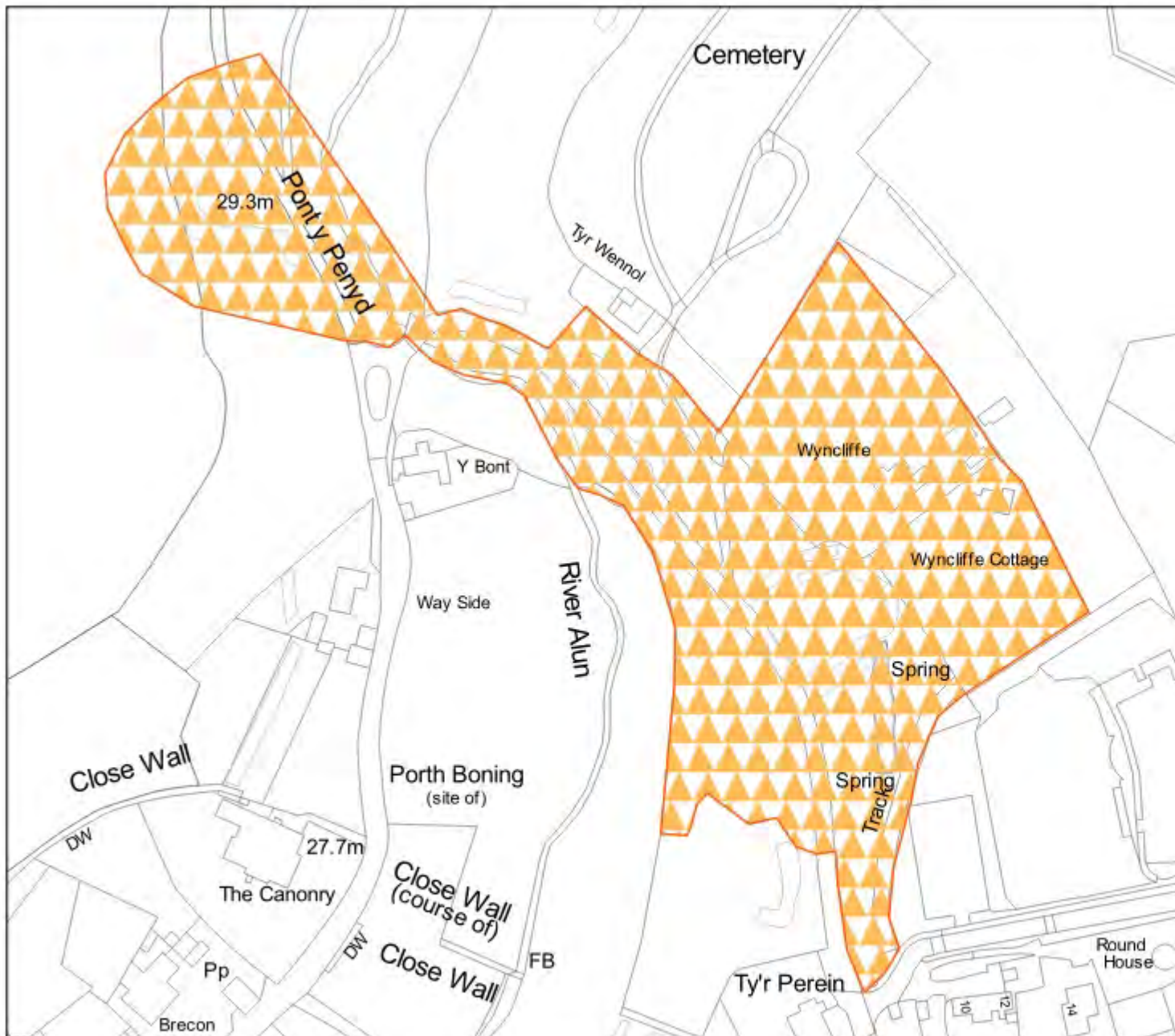
St Brides Haven

MMap 2.54









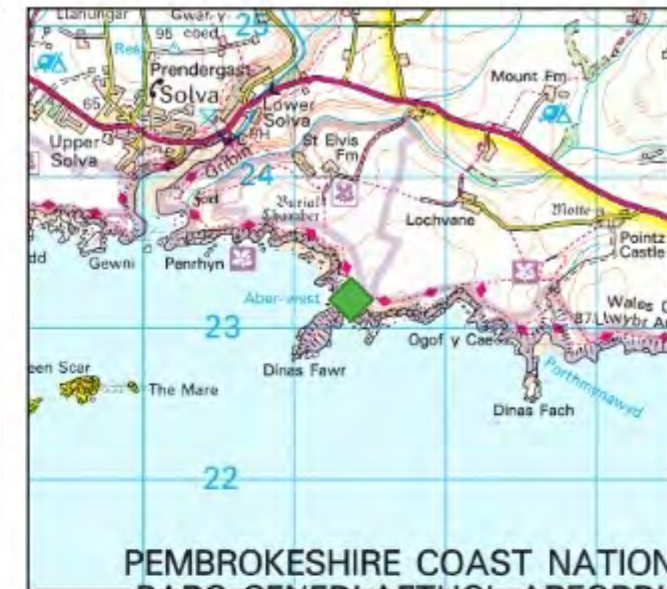
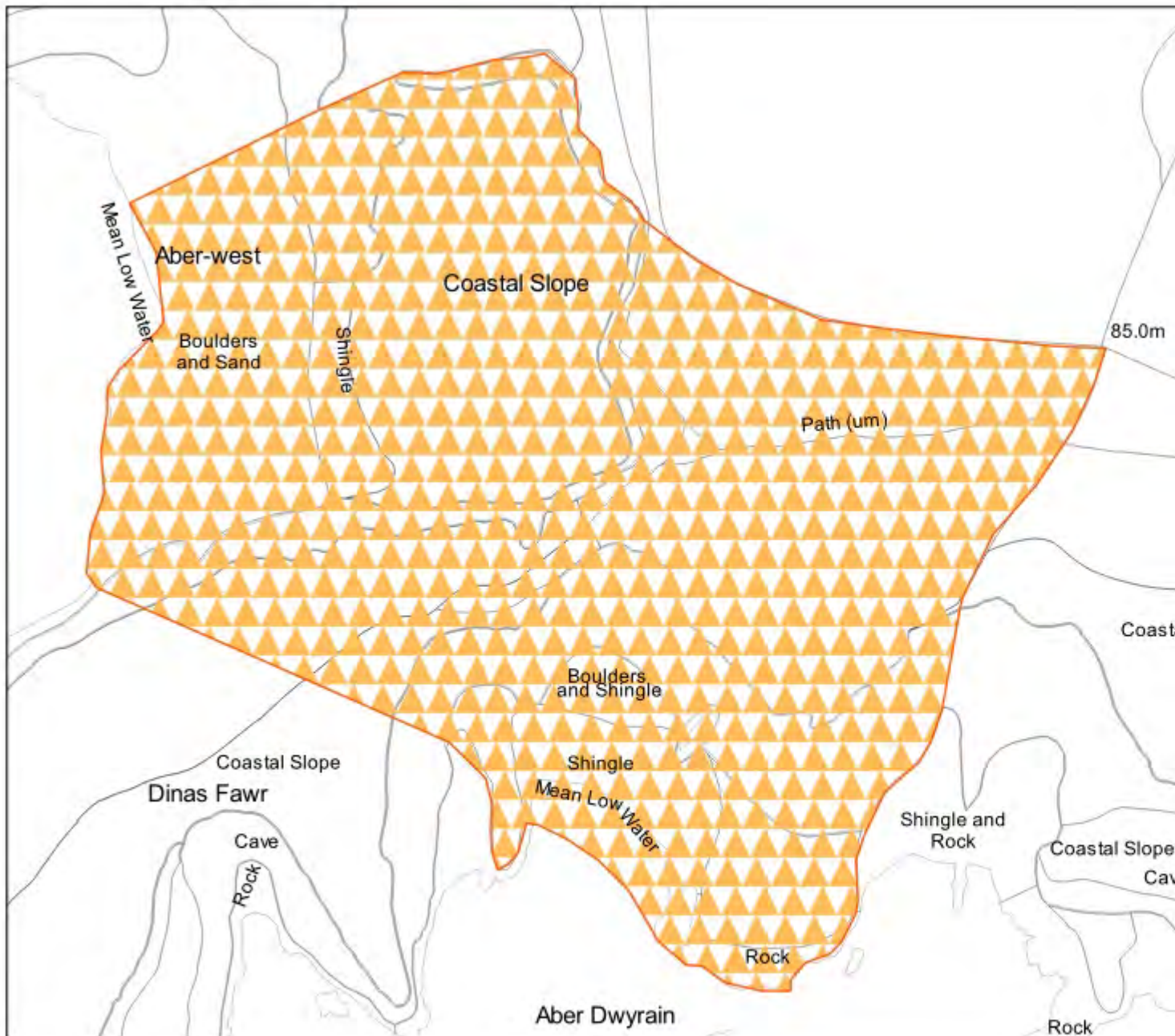
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

St David's Quarries

MMap 2.56







## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

St Elvis

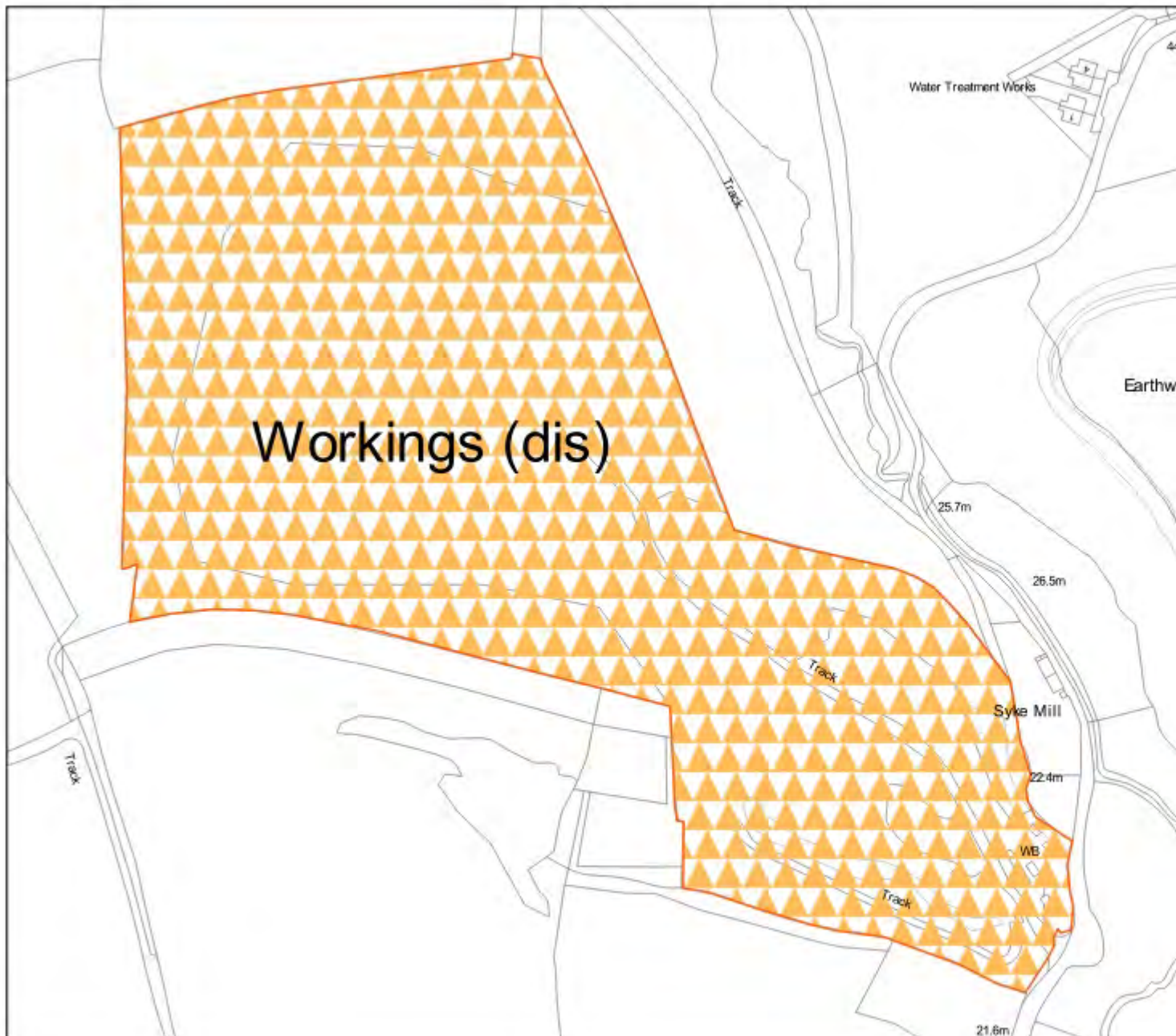
MMap 2.57











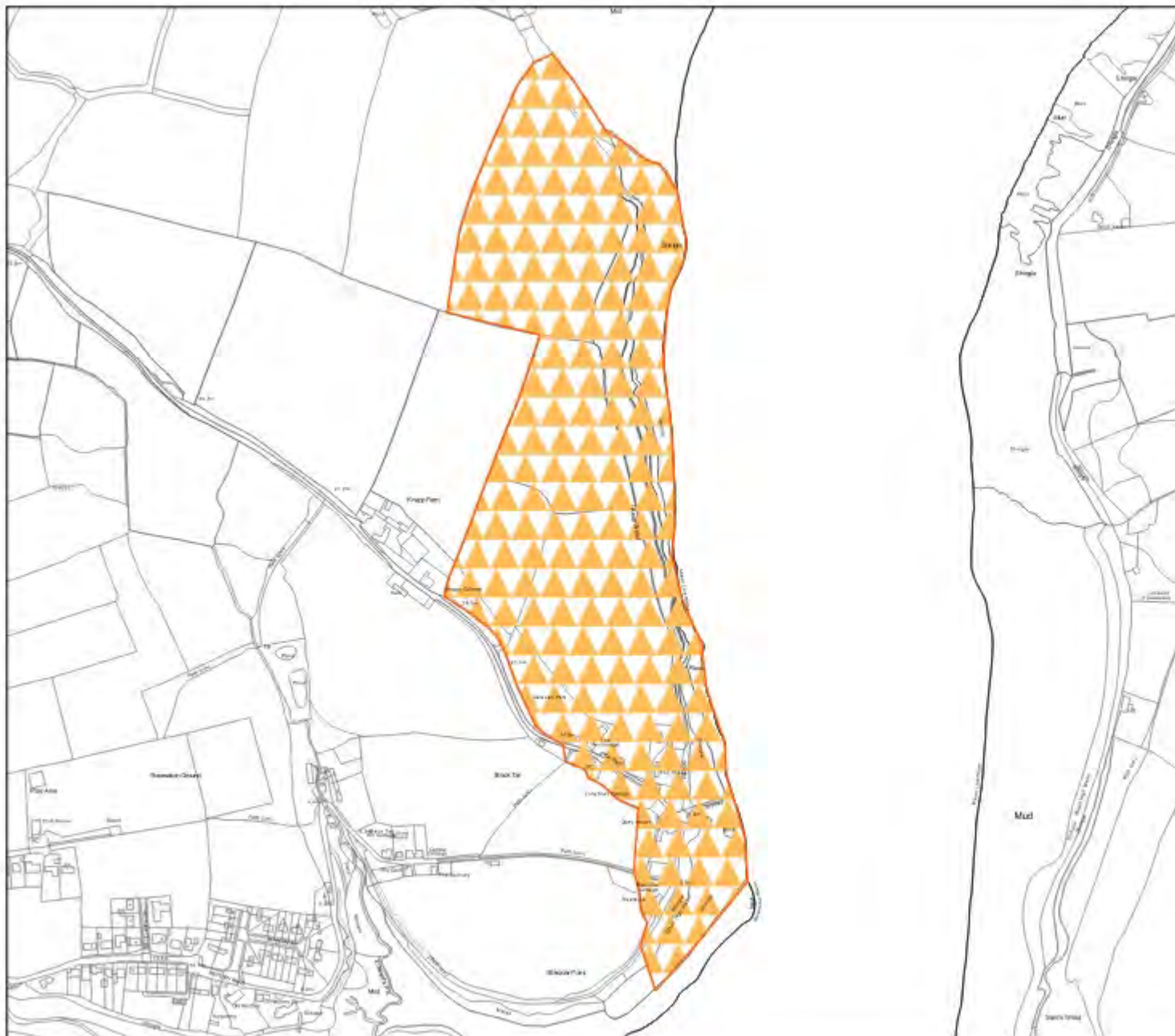
**Policy 12: Regionally  
Important Geodiversity Sites/  
Polisi 12: Safleoedd  
Geoamrywiaeth o Bwys  
Rhanbarthol**

Sykes Quarry

MMap 2.59







## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Tar Rocks

MMap 2.60





**Policy 12: Regionally  
Important Geodiversity Sites/  
Polisi 12: Safleoedd  
Geoamrywiaeth o Bwys  
Rhanbarthol**

## The Settlands

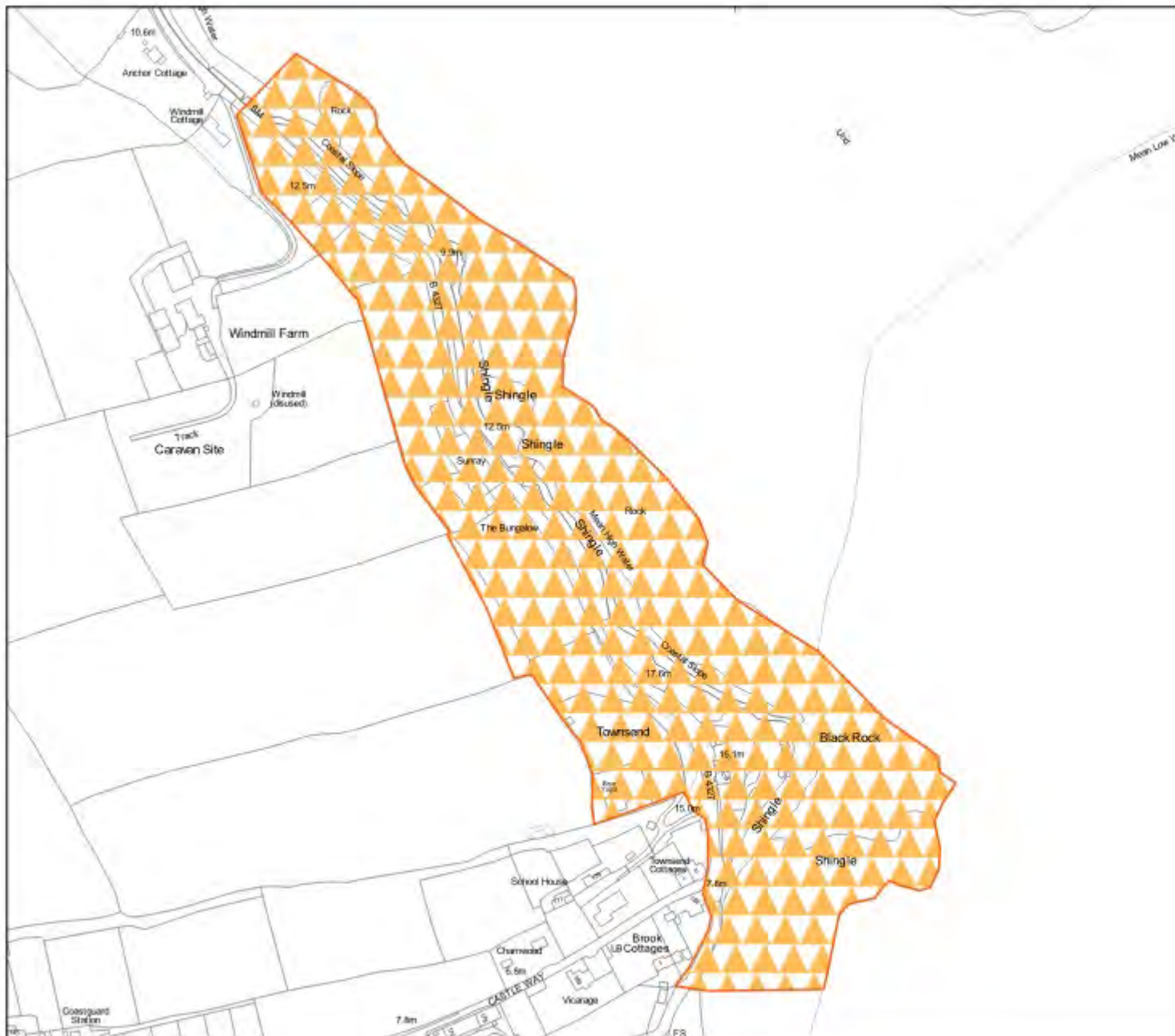
MMMap 2.61



Port Canswell  
Arfordr Penryn  
Pembroke  
National Park







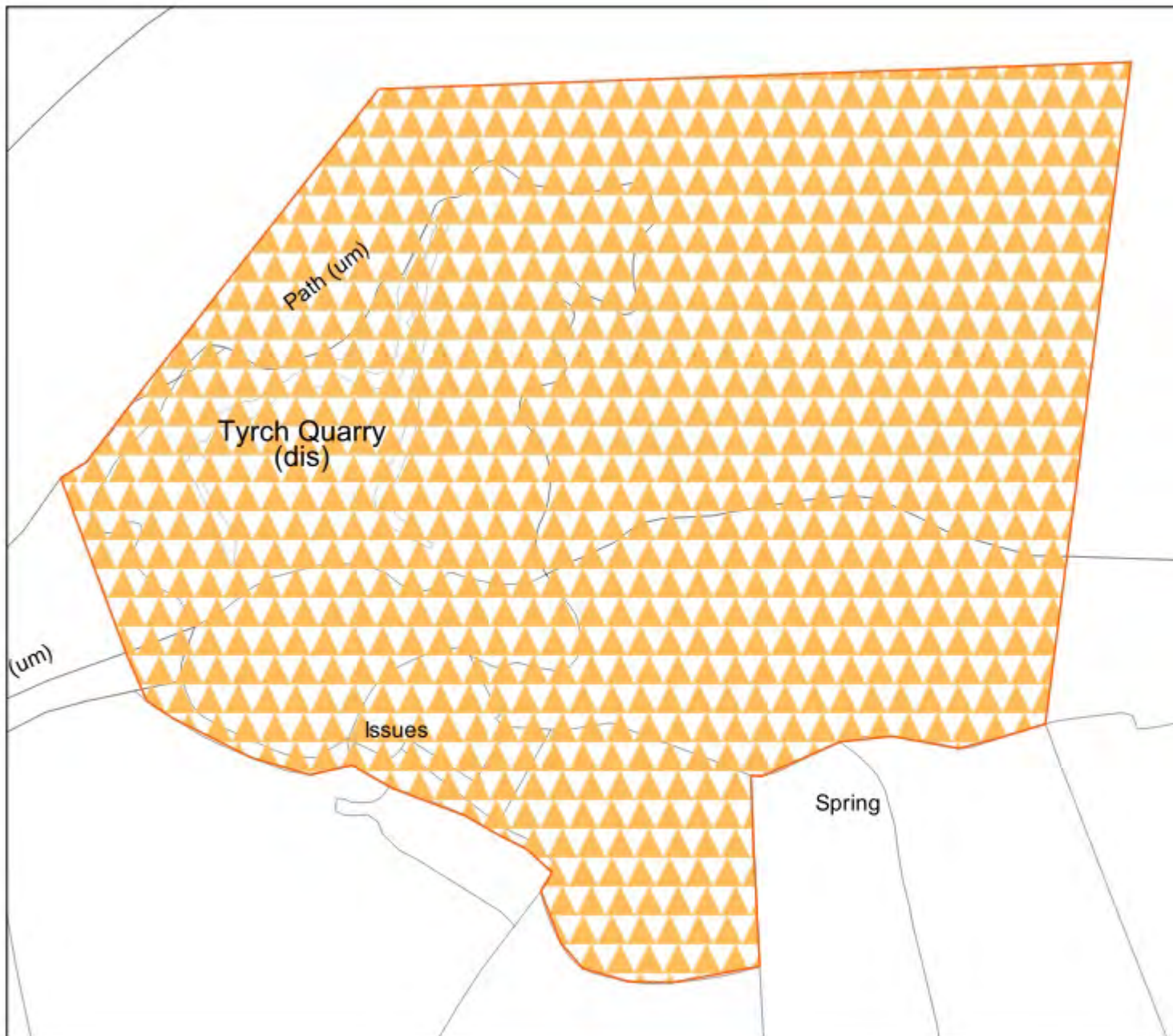
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Townsend

MMap 2.62







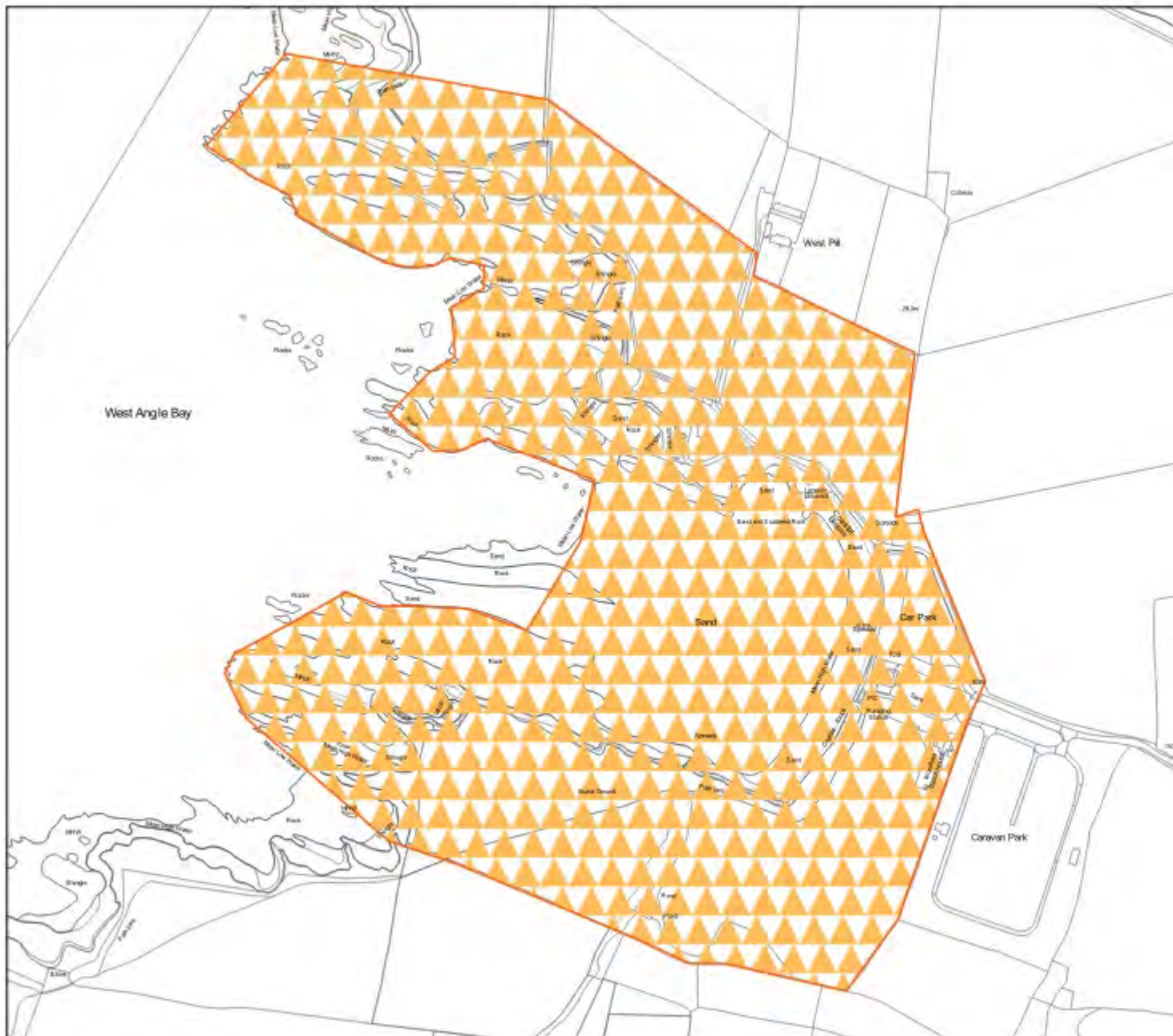
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Tyrch Quarry

MMap 2.63







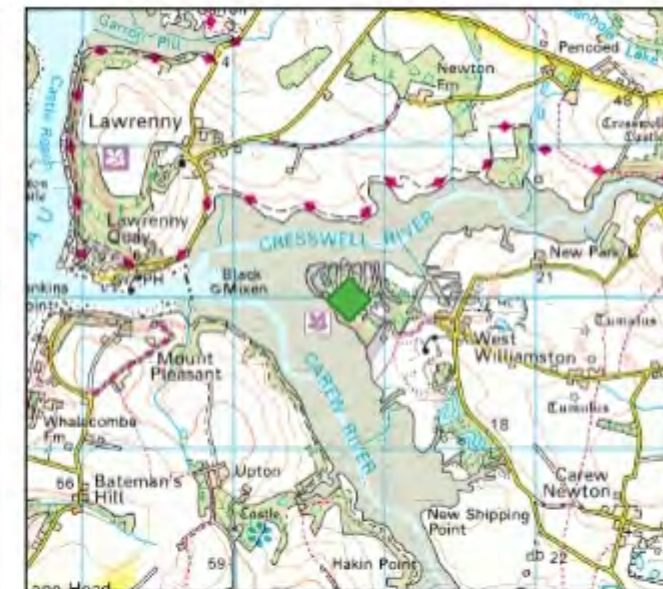
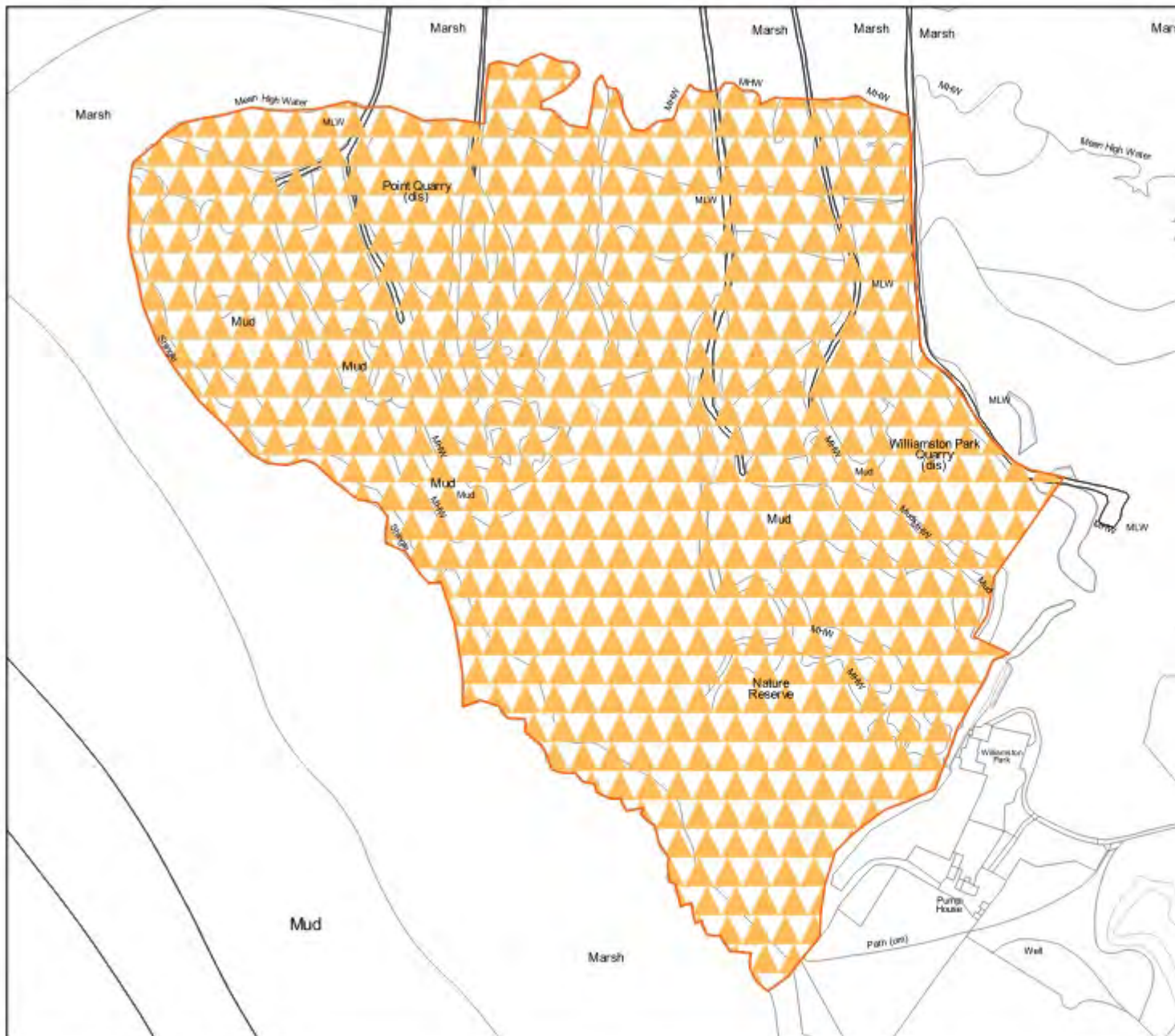
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

West Angle Bay

MMap 2.64







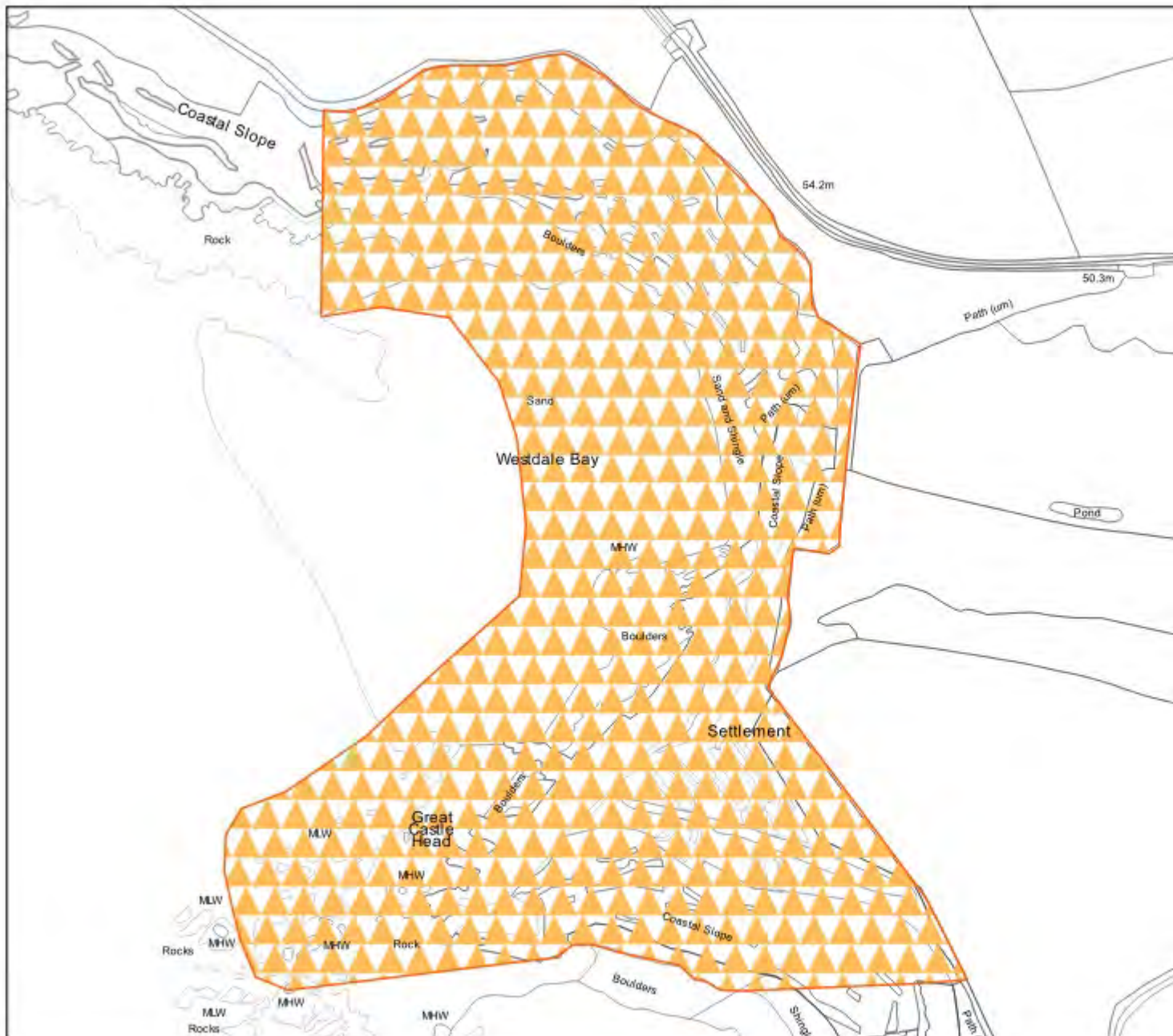
## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

West Williamston Quarries

MMap 2.65





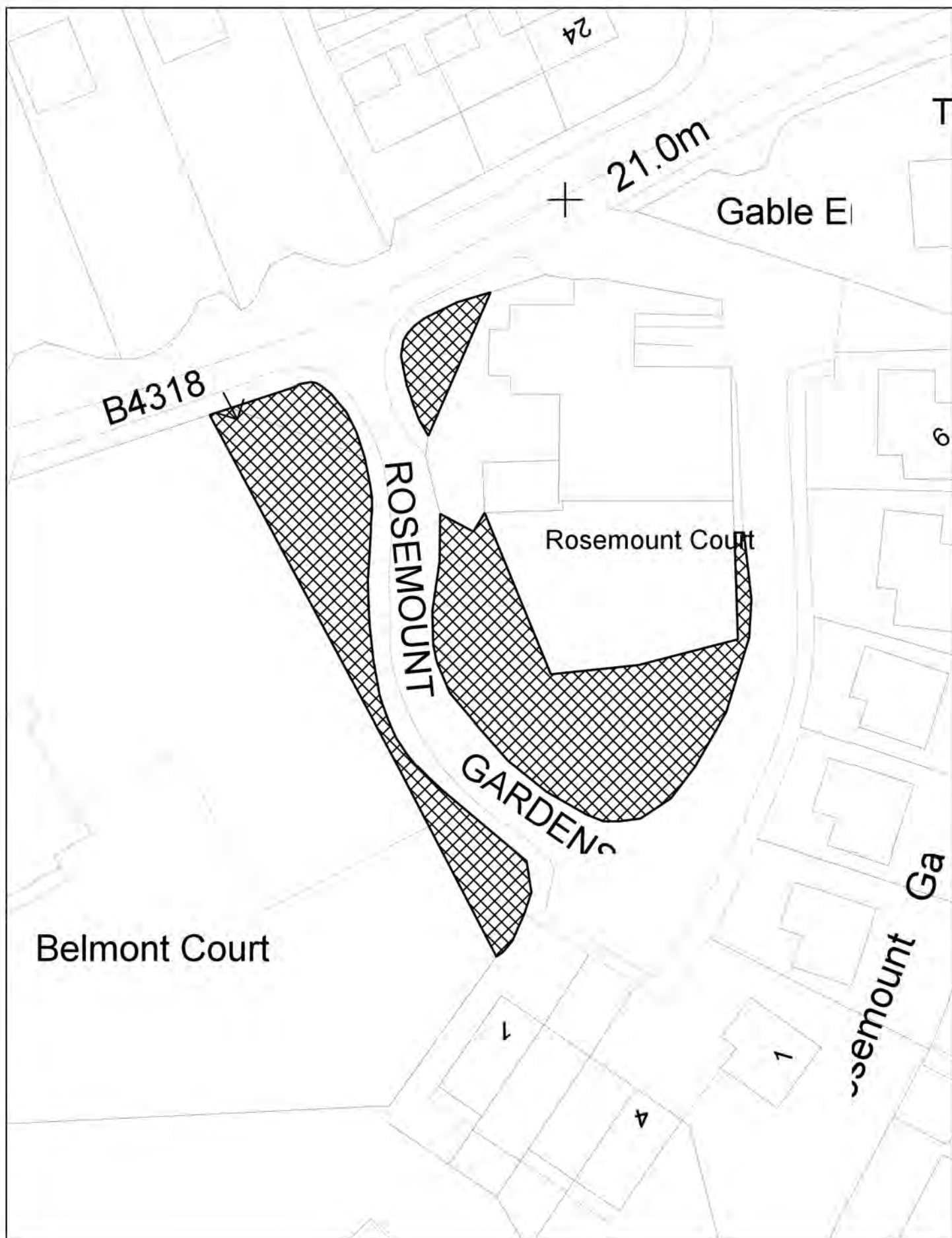


## Policy 12: Regionally Important Geodiversity Sites/ Polisi 12: Safleoedd Geoamrywiaeth o Bwys Rhanbarthol

Westdale Bay

MMap 2.66



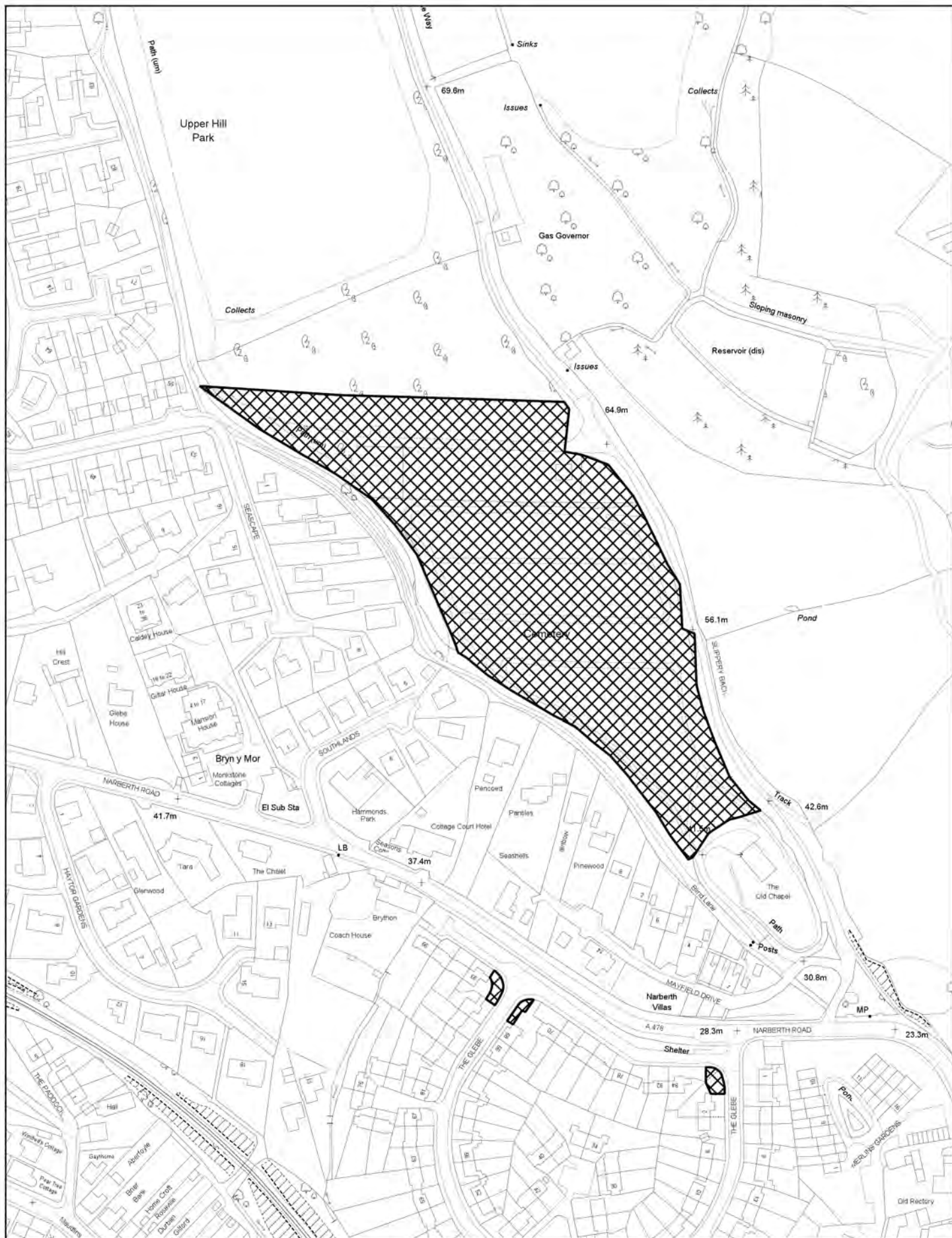


**Include land at Rosemount Gardens as Open Space/Yn cynnwys ardal amwynder wrth ochr cul de de sac Gerddi Rosemount**

**MMap 3.1**







**Include Tenby Town Council Cemetery as Open Space/Yn cynnwys Mynwent  
Cyngor Tref Dinbych-y-pysgod fel Man Agored**

**MMap 3.2**









## Green Grove – HC6

MMap 4.1







## Whitchurch – HC10

MMap 4.2

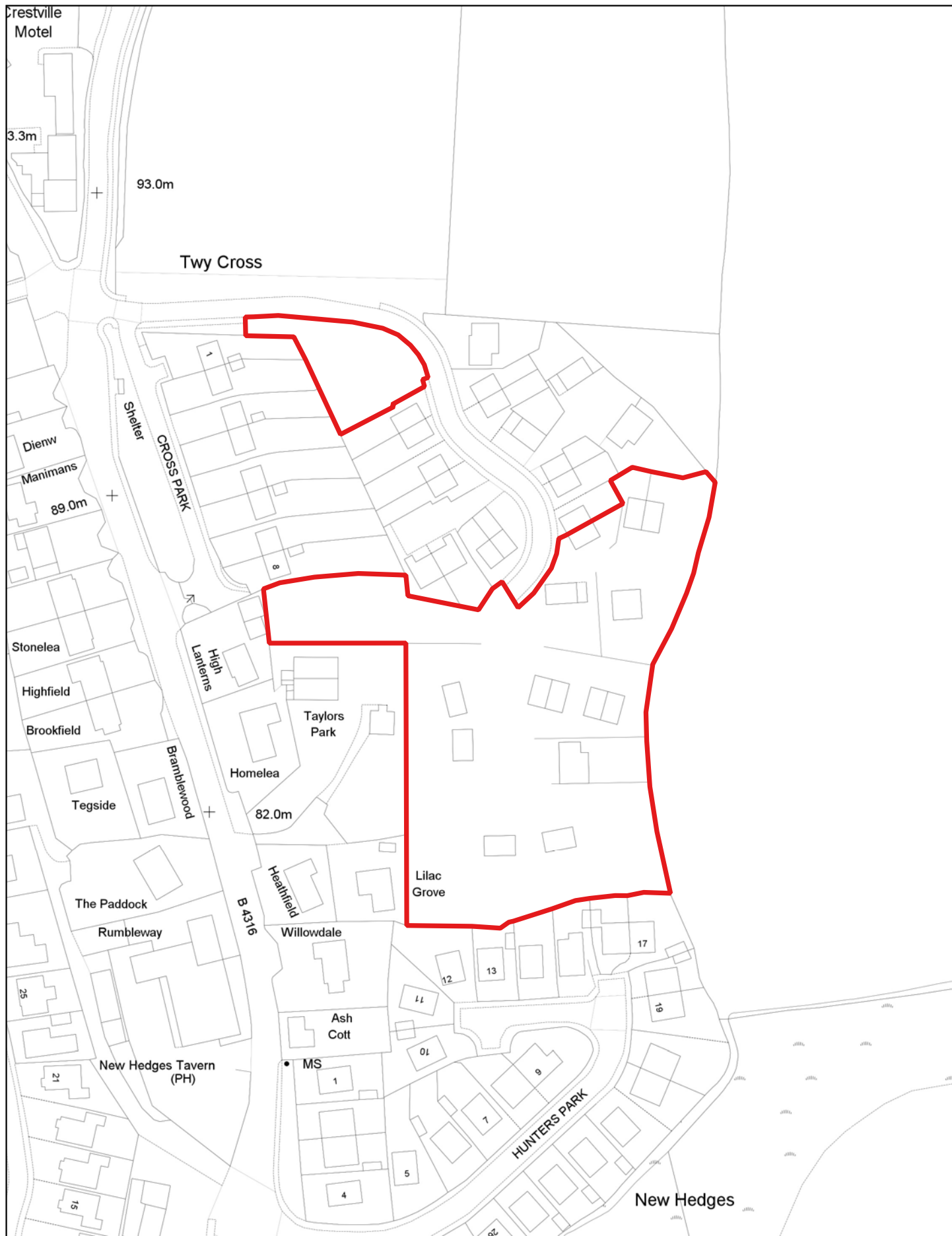




## Herbrandston – HC5

MMap 4.3





## New Hedges – HC8

MMap 4.4





## Sub-Market Housing Areas/Ardal is-farchnad tai



Estuary Hinterland / Cefnwlad yr aber



Newport / Trefddraeth



North East NP / Gogledd Ddwyrain y PC



South East Coast / Arfordir y De-ddwyrain



South West Coast / Arfordir y De-orllewin



St Brides Bay / Bae Sain Ffred



St David's & North Coast / Tyddewi ac Arfordir y Gogledd



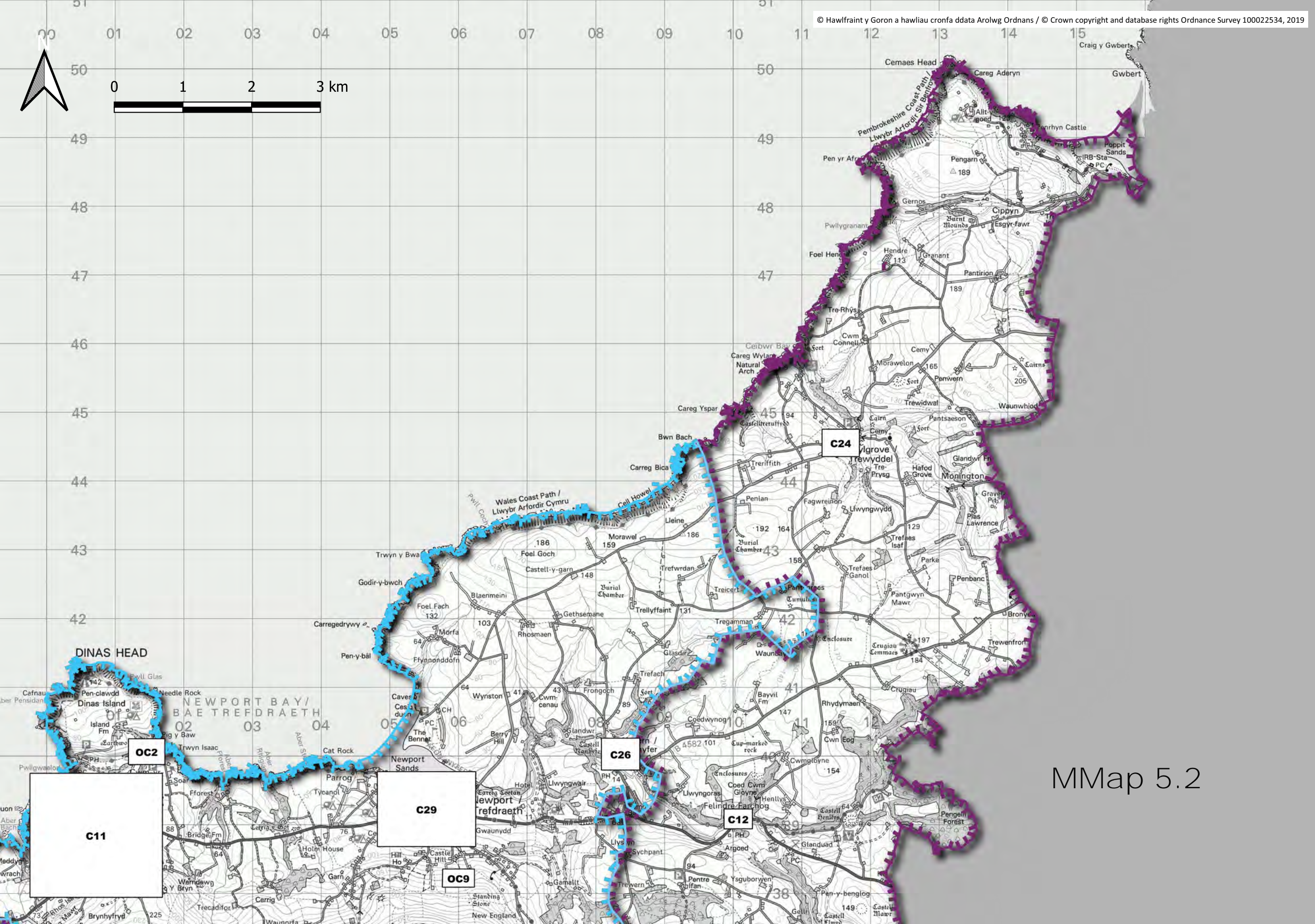
Tenby / Dinbych-y-pysgod



Neighbouring Planning Authority Area / Ardal Awdurdod Cynllunio Cyfagos

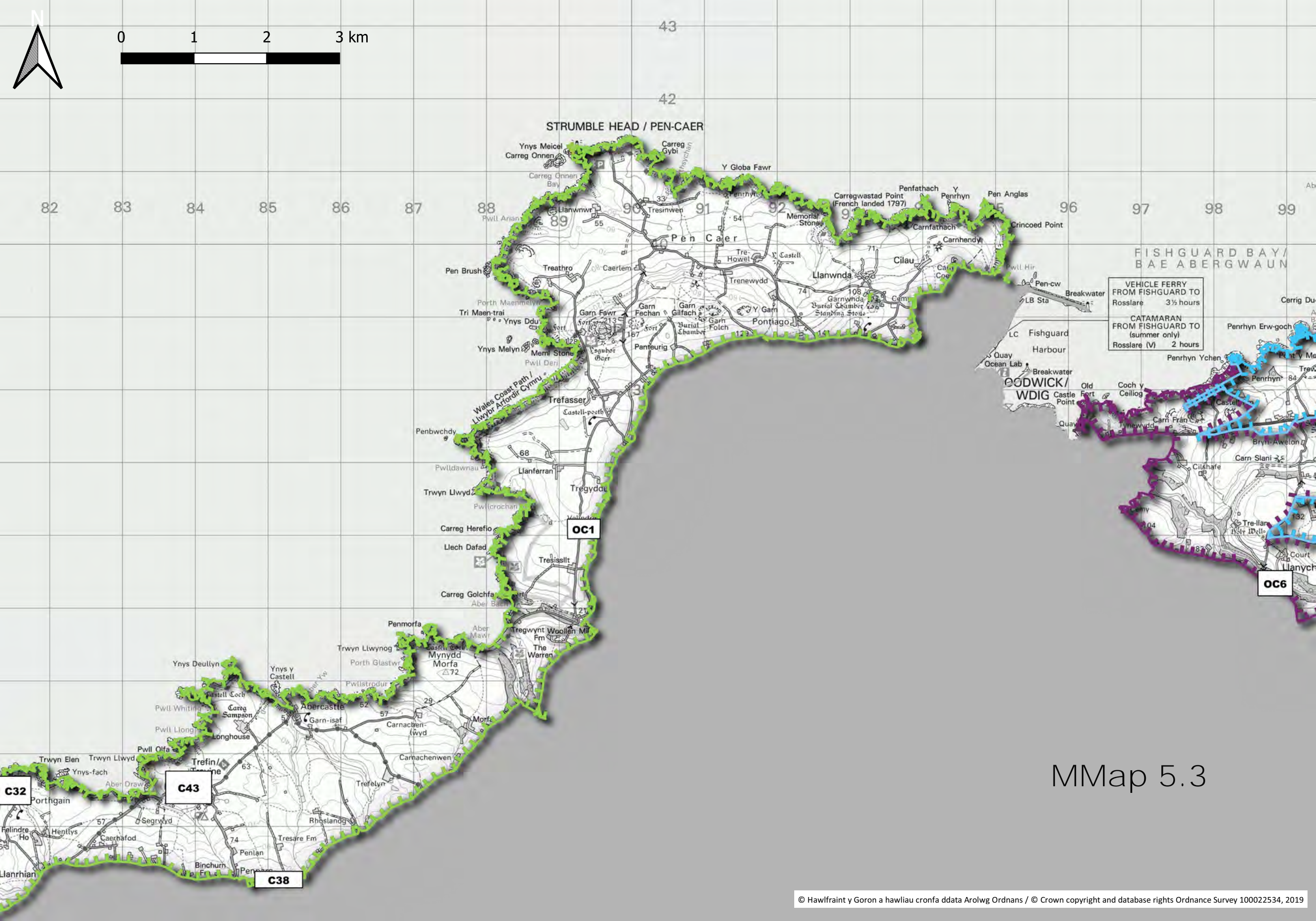
MMap 5.1





MMap 5.2





VEHICLE FERRY  
FROM FISHGUARD TO  
Rosslare 3 1/2 hours  
CATAMARAN  
FROM FISHGUARD TO  
(summer only)  
Rosslare (V) 2 hours

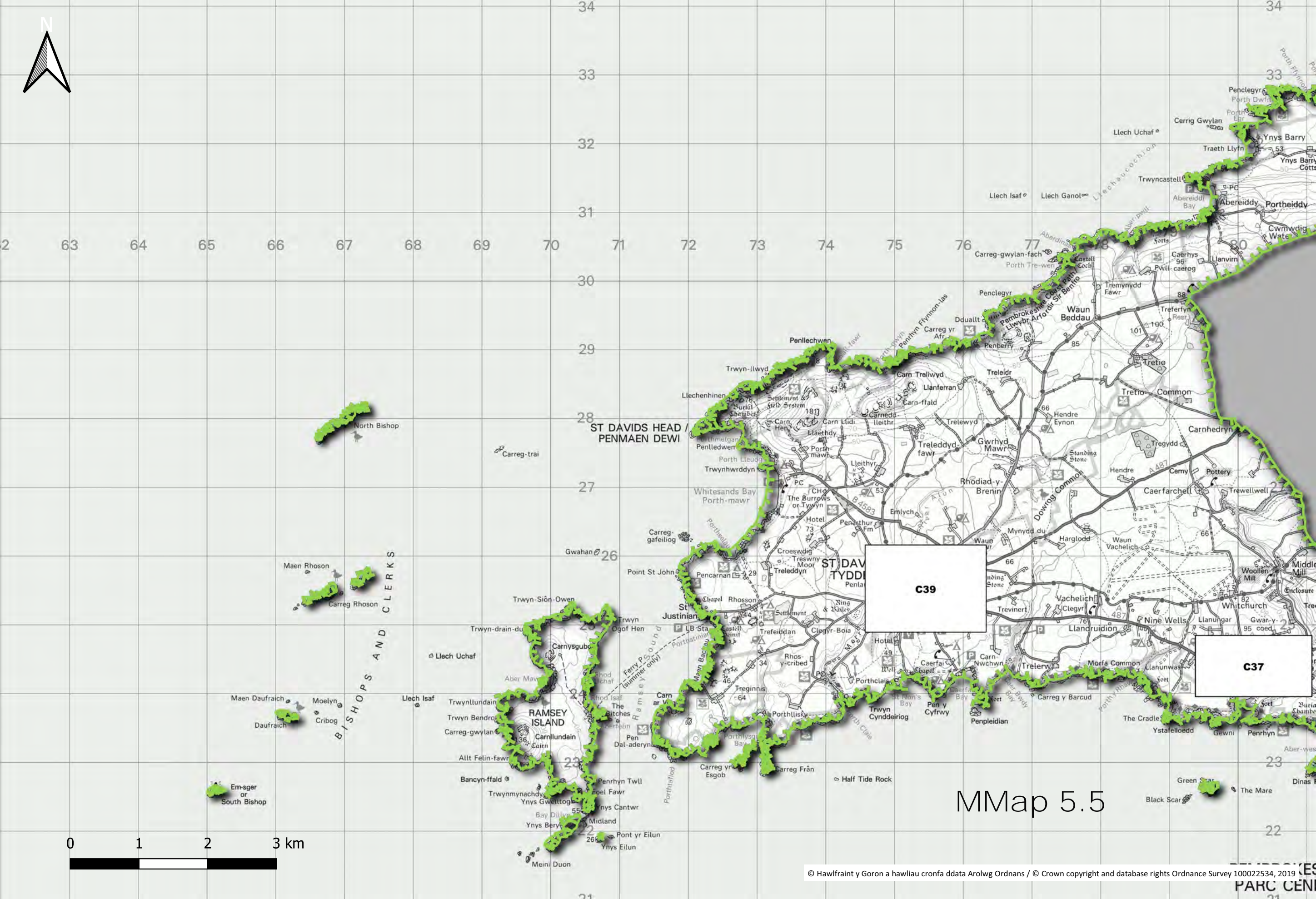
MMap 5.3





MMap 5.4





ST DAVIDS HEAD /  
PENMAEN DEWI

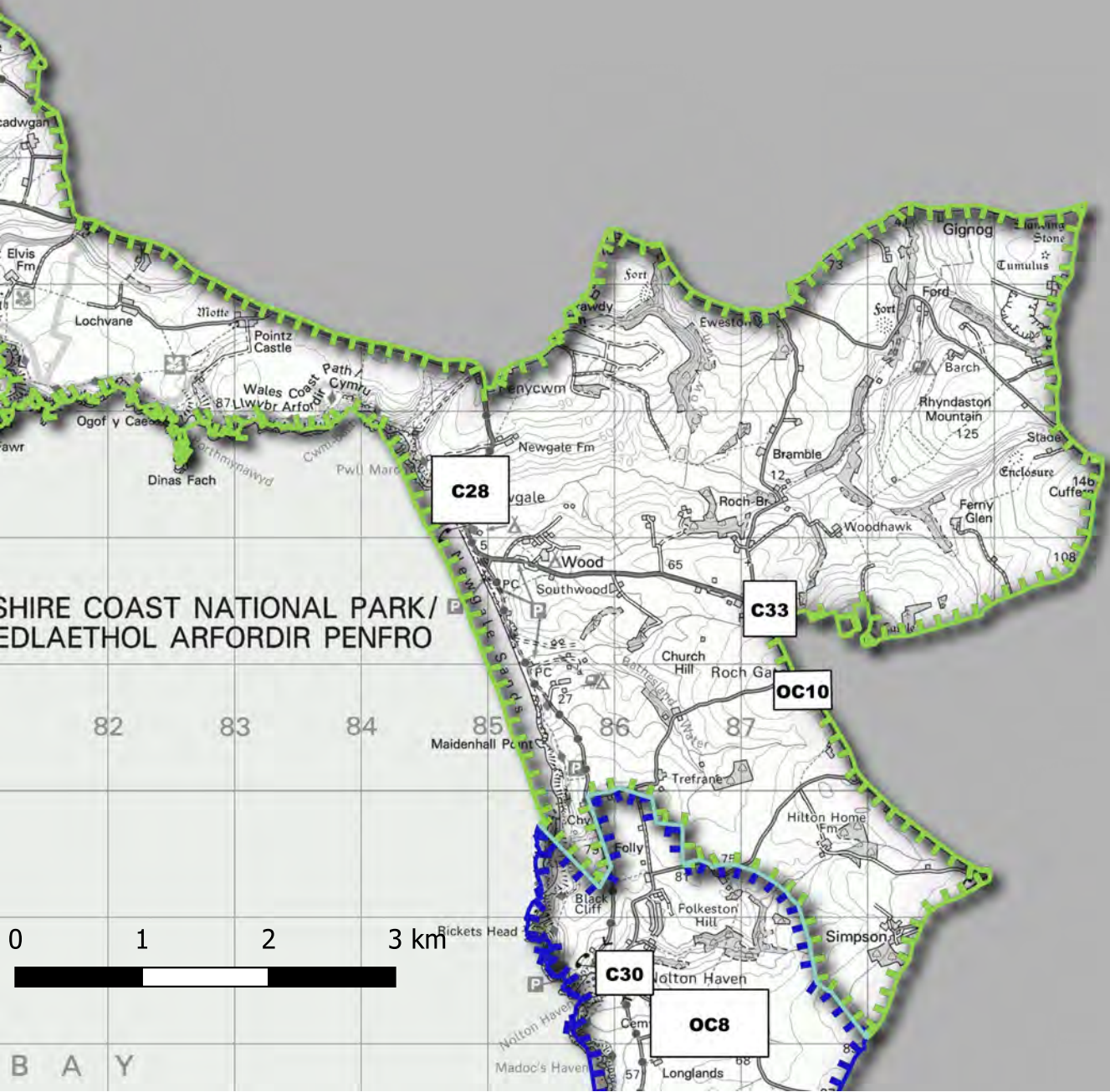
C39

C37



MMap 5.5



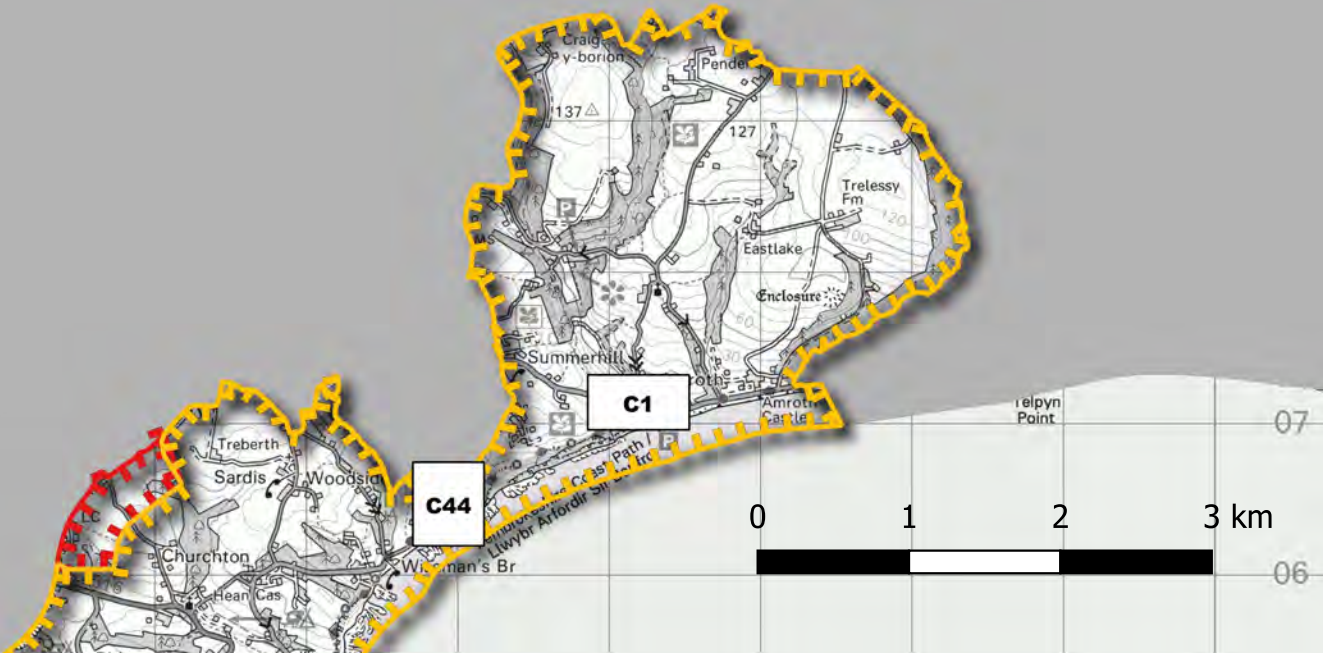


MMap 5.6

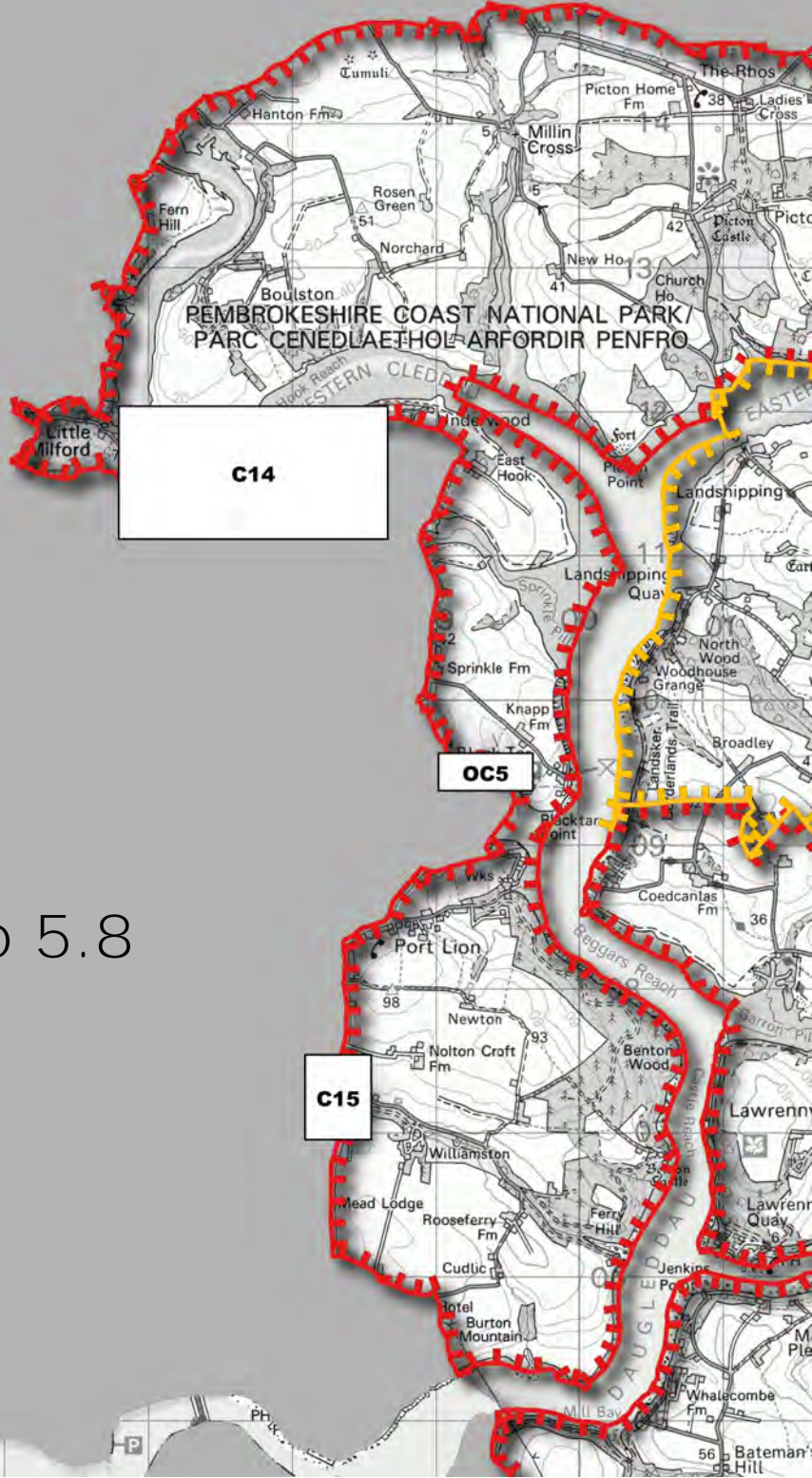
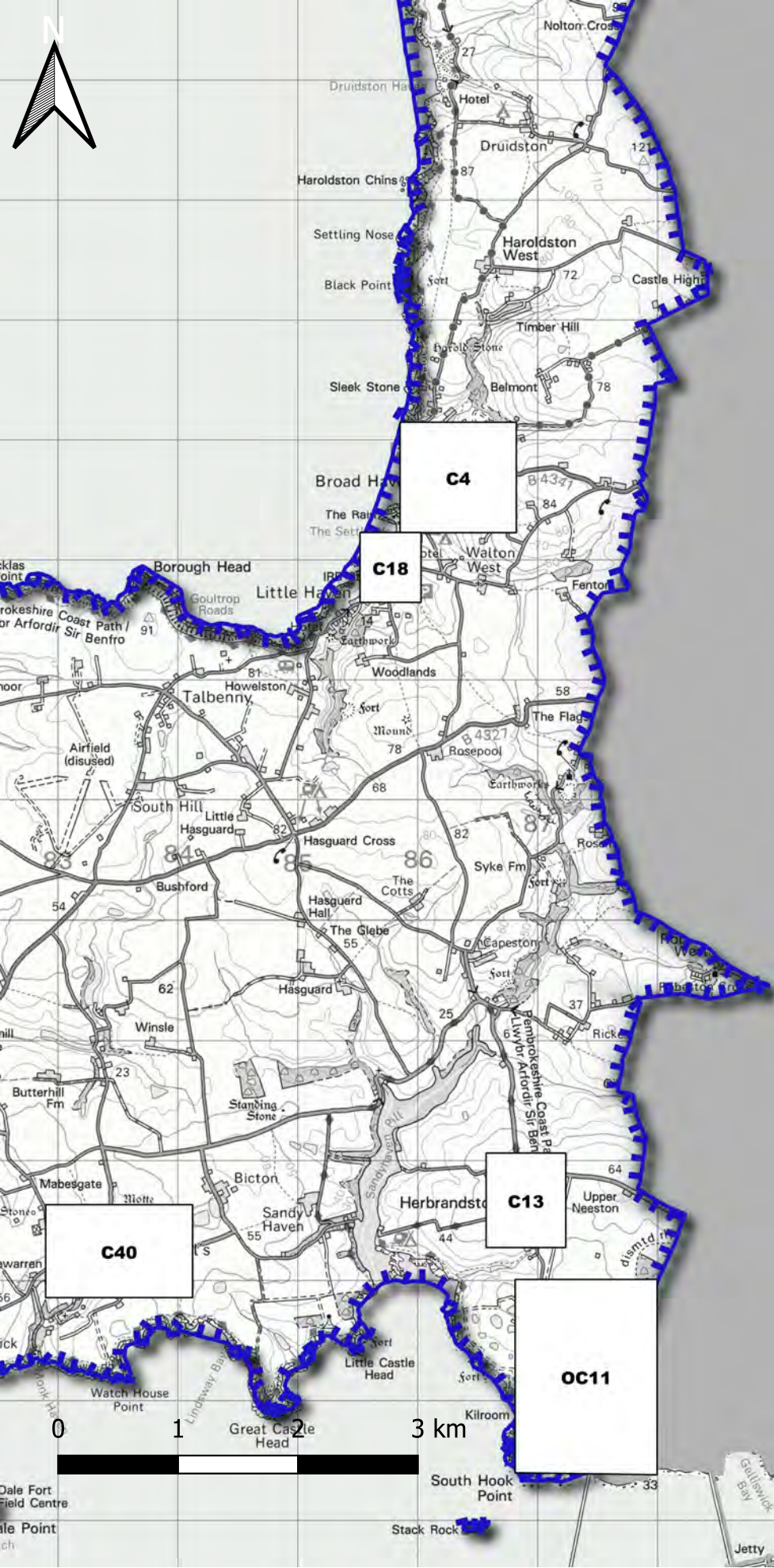




MMap 5.7





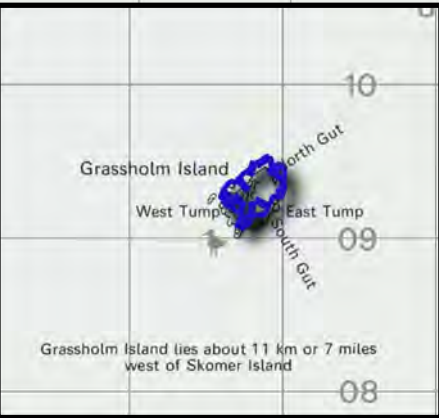


MMap 5.8

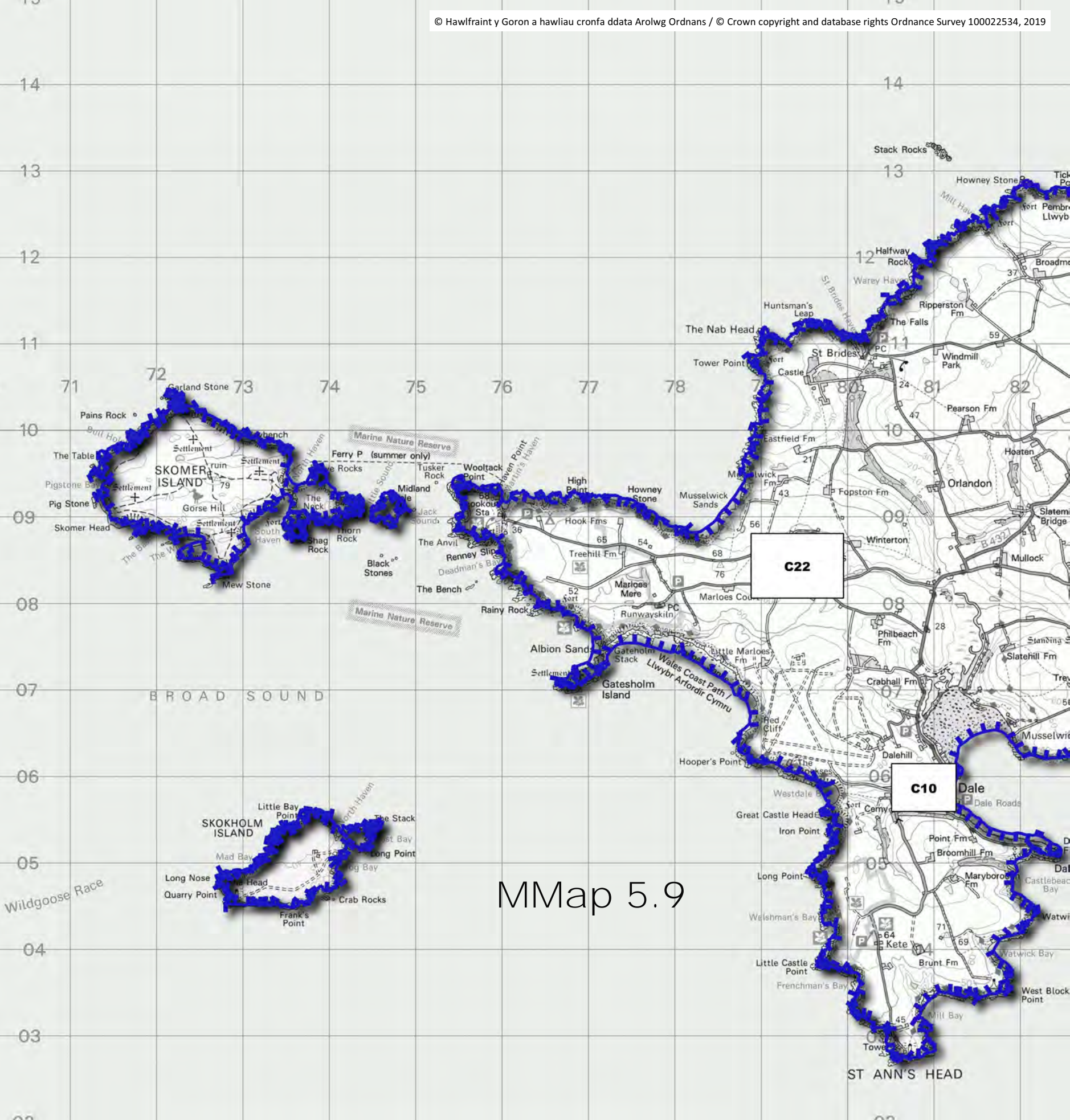




Grassholm to the same scale/  
Gwales i'r un radffa

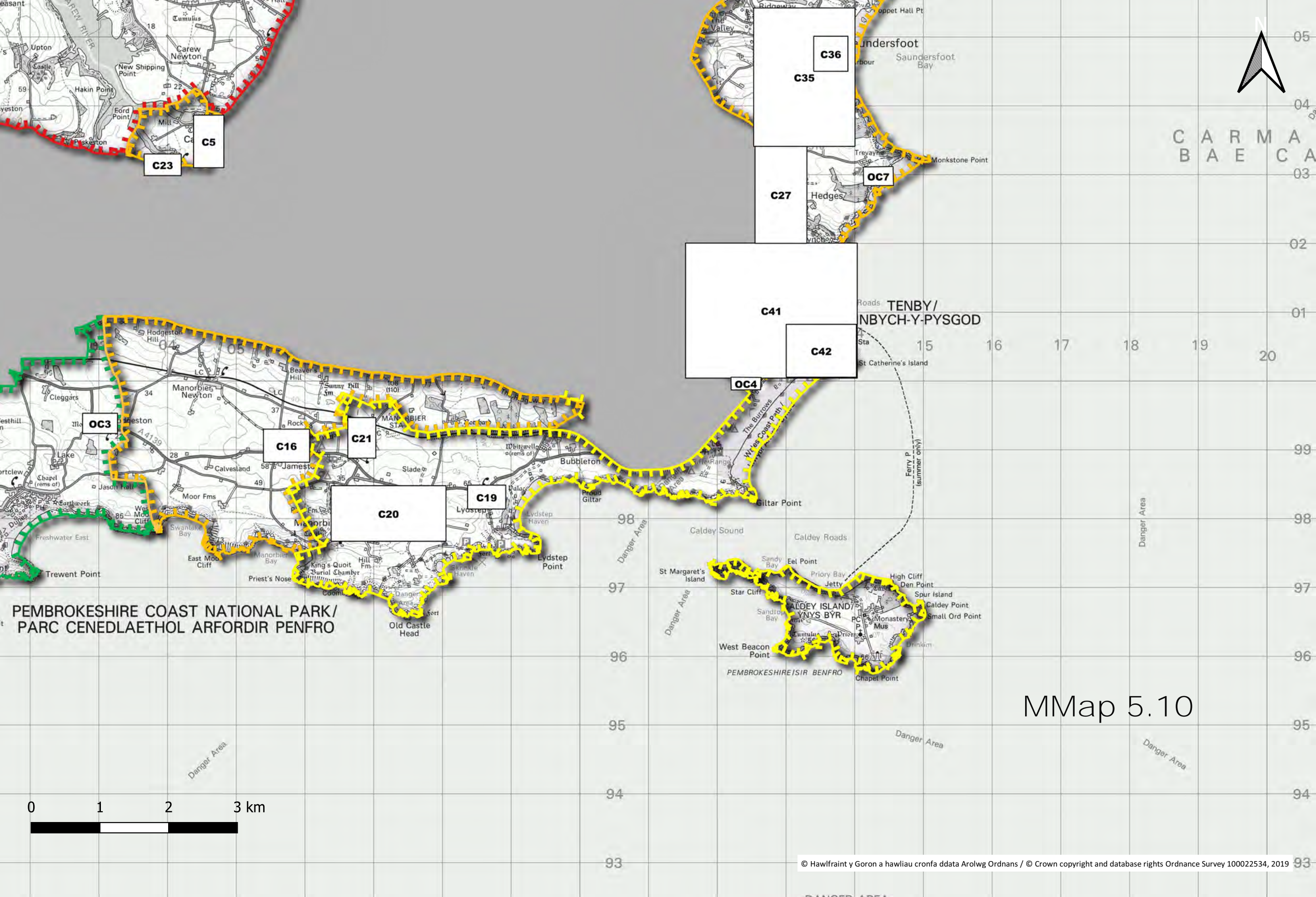


The Smalls to the same scale/  
The Smalls i'r un radffa



MMap 5.9

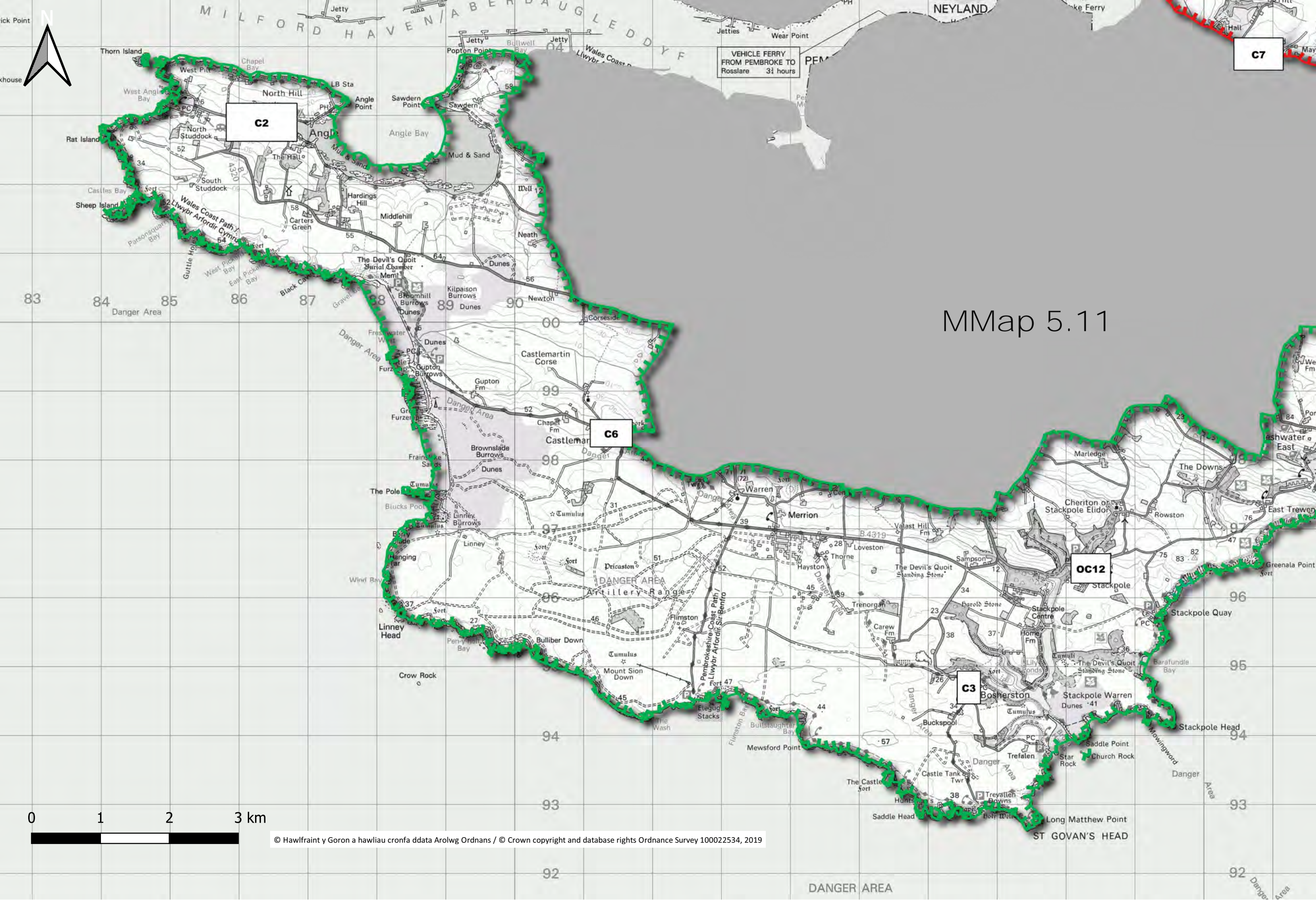




PEMBROKESHIRE COAST NATIONAL PARK /  
PARC CENEDLAETHOL ARFORDIR PENFRO

MMap 5.10





C2

C6

OC12

C3

C7

MMap 5.11