

Report of the Head of Park Direction

Subject: Pembrokeshire Coast National Park Local Development Plan 2 – Supplementary Planning Guidance

Purpose of this report

1. The purpose of this report is to approve a number of supplementary planning guidance documents for consultation.

Background

2. Officers continue to draft and update existing supplementary planning guidance under Local Development Plan 2. An indicative timetable for preparation is included as Appendix 2 to the adopted Local Development Plan 2. However, given the time it has taken to reach adoption the indicative timescales set out have been delayed.
3. Officers have had an opportunity to prepare guidance listed in the table below and wish to publish it for consultation. Members are being asked to approve the following supplementary planning guidance documents for consultation. Please use weblink in the footnote below to access all the consultation drafts ¹

Draft Supplementary Planning Guidance – to approve for consultation
Land Instability – Coal Works: Includes Local Development Plan Policy reference updates and National Planning Policy updates.
Loss of Hotels Updates to policy referencing in Local Development Plan 2.
Regionally Important Geodiversity Sites: Update of referencing to national planning policy and Local Development Plan 2.
Safeguarding Minerals Zones: Update of referencing to national planning policy and Local Development Plan 2.
Cumulative Impact of Wind Turbines: Updated to reflect latest national planning policy, Future Wales National Plan 2040, the latest

¹ <https://www.pembrokeshirecoast.wales/planning/planning-policy/local-development-plan-2/supplementary-planning-guidance-ldp2/supplementary-planning-guidance-for-consultation/>

Draft Supplementary Planning Guidance – to approve for consultation

landscape guidance and good practice, new wind energy developments and the increased size of turbines now being considered. The work was undertaken by a consultant on our behalf. It was a joint commission with Pembrokeshire County Council and Carmarthenshire County Council.

The intention is that it will be a supplementary planning guidance for both the Pembrokeshire planning authorities. Pembrokeshire County Council is intending to present to Pembrokeshire County Council Cabinet on 4th October 2021, to secure Member endorsement for the joint consultation.

Conservation Areas: These documents will serve as:-

- An appraisal of the various features which give the various Conservation Areas their special architectural and historic interest, the presumption being that they be preserved or enhanced as required by legislation.
- A management plan setting out proposals which can enhance the character and appearance of Angle Conservation Area.

4. At a previous National Park Authority Meeting (September 2020) Members agreed to formally roll over some Supplementary Planning Guidance from Local Development Plan 1 as an interim measure for development management purposes. The 'rolled over' guidance will continue to be used as an interim measure while this consultation is underway. The newer version of the guidance will in due course replace the interim guidance.
5. Officers will report back on consultations and bring further reports to Members on supplementary planning guidance in due course.

Risk considerations

6. Only the policies in the adopted development plan have special status under section 38(6) of the PCPA 2004 in deciding planning applications. However, Supplementary Planning Guidance (SPG) can be taken into account as a material consideration provided it is derived from and is consistent with the adopted development plan and has itself been the subject of consultation, which will carry more weight. The purpose of this report is to approve the guidance for consultation so it complies with national procedural requirements set out in the Development Plans Manual Edition 3, March 2020.
7. SPG does not form part of the development plan and is not subject to independent examination, but it must be consistent with the plan and with national planning policy. SPG cannot be linked to national policy alone; there must be an LDP policy or policy criterion that provides the development plan 'hook' whilst the reasoned justification provides clarification of the related national policy. The Monitoring Framework for the Local Development Plan

sets out the expectations for the delivery of specific supplementary planning guidance under the Local Development Plan.

8. Supplementary Planning Guidance assists with the implementation of the Plan.

Financial considerations

9. Local Development Plan replacement was budgeted for by the Authority. Monies remaining in Local Development Plan Reserves have assisted with progressing the supplementary planning guidance programme.

Welsh Language considerations

10. The publication and consultation exercises are carried out in accordance with the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards Regulations (No.1) 2015. The impacts on the Welsh language also forms part of the appraisal process for the governing policies.

Human Rights considerations

11. The planning system seeks to progress legitimate aims by managing the development and use of land in the public interest to contribute to achieving sustainable development. It reconciles the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protecting natural resources and the historic environment. Human rights under Articles 1 (right to peaceful enjoyment to property), 8 (right to respect for the home, private and family life) and 14 (right to equality), are the most relevant ones. Proportionality means that the measure which interferes with the right must strike a fair balance between the aim and the right which it interferes with.
12. The process for Local Development Plan preparation and its rigorous assessment procedures will support this approach.

Recommendations: Members are asked to:

1. **Formally approve Supplementary Planning Guidance as listed above and uploaded on our website² for consultation.**

Background documents

National

[Welsh Government Local Development Manual March 2020 Planning Policy Wales Edition 11](#)

² <https://www.pembrokeshirecoast.wales/planning/planning-policy/local-development-plan-2/supplementary-planning-guidance-ldp2/supplementary-planning-guidance-for-consultation/>

Supplementary Planning Guidance

<https://www.pembrokeshirecoast.wales/supplementary-planning-guidance-ldp2/>

(For further information please contact Martina Dunne, Head of Park Direction extension 4820.)