

Reference	Relevance for Pembrokeshire Coast National Park	Compatibility with / consider alongside LDP 2 Relevant Policies include... Issues for Plan Review
Sustainable Development	We need an environmental, social, cultural and economic recovery which is sustainable.	✓ LDP appraised. Most sustainable solution feasible taking account of deliverability chosen.
Design and Layout	<p>That a poor environment, with no or limited access to local goods, services and green spaces can have a severely detrimental impact on our mental and physical health and well-being, as well as our ability to protect our livelihoods.</p> <p>Could I live my whole life here? ..we cannot fall back on quick-build, poor quality development on sites which are not sustainable.</p>	<p>✓ See policies on open space, green infrastructure, national park designation, coastal protection. Also general strategy of directing development to locations where local facilities and services are available.</p> <p>This depends on what the standard of layout that is expected. There are different standards that impact on viability. Needs further explanation. See WG update on the standard of design required for affordable housing under Planning Policy Wales 11.²</p> <p>✓ See Sustainable Design policy.</p>
Decarbonisation, environmental protection, accessibility	<p>We need to rebuild a greener, cleaner society with decarbonisation and social justice at its heart which respects our environment, whilst giving people good places to live in, which are accessible on foot, bike and public transport.</p> <p>to direct growth to sustainable locations and prevent the creation of car-dependent developments.</p>	<p>✓ Renewable Energy policy 33. Spatial Strategy. Access policy 59.</p> <p>Spatial Strategy</p>

¹ [Building Better Places: The Planning System delivering Resilient and Brighter Futures - placemaking and the Covid-19 recovery \(gov.wales\)](#)

² Welsh Development Quality Requirements 2021. *'The standard will be applied in full to all publicly-funded affordable housing schemes submitted to Welsh Government at "concept" stage for technical scrutiny from 01 October 2021. New affordable homes delivered through planning agreements (under section 106 of the Town and Country Planning Act 1990) and planning conditions will only be required to meet the Appendix A and Appendix B "space requirements" for agreements entered into after 01 October 2021. We will keep this under regular review.'*

<https://gov.wales/sites/default/files/publications/2021-08/development-quality-requirements-for-housing-associations.pdf>

	directing development away from areas at risk of flooding.	Suite of Policies included in the Plan related to flooding – Policies 34 to 37.
Housing	we must increase housing output by refocussing on building new social housing	✓The LDP has a focus on affordable housing delivery and a strong emphasis on social housing. Increased social housing output would not be an issue. Figures for delivery to date can be found in this AMR.
Community Growing Spaces	by identifying community growing spaces	✓allotments would be supported in principle through our community facilities policies – Policy 54. We wouldn't specifically need to allocate. No specific allotment requests were made through the LDP process.
Town Centres	This means that the role and function of established shopping areas must be reassessed and sometimes difficult decisions about the future of some of these centres will need to be made.	<p>✓This National Park's centres are quite healthy. The 2021 retail survey showed all retail centres looking healthy with Newport having no vacant units and St. Davids showing a decrease in the number of vacant units since 2020. Saundersfoot showed a slight increase in vacant units but the figures did not include the large number of new retail units created on Ocean Square. Tenby also showed an increase in the number of vacant units but many retail units were undergoing redevelopment and some construction work. All centres were busy with shoppers at the time of the survey as lockdown restrictions had eased and both locals and visitors looked to spend money. Vacancy rates in the National Park retail centres all remain well below 10% with all centres showing a decrease in vacancy rates between 2021 and 2022. The financial impacts of the end of furlough and redundancies do not appear to have had an impact in the National Park retail centres.</p> <p>We will monitor the situation to understand where change or flexibility might be needed. There is also a likelihood that whilst some retail elements will shift online, there may be greater local demand for food stores and independent retail shops with a unique retail offer.</p>

Telecommunications:	Planning applications for new digital infrastructure should be recognised as essential to the Covid-19 recovery period and should be given priority for determination by planning authorities.	✓The Local Development Plan an enabling policy for telecommunications balanced against protection of the National Park landscape – Policy 63.
Employment	Economic forecasts will need to be re-examined to ensure that the supply of land for employment uses is adequate and fit for the future, taking into account the need for a choice of sites.	✓A review of the 2019 Two County Economic Study covering Pembrokeshire and Carmarthenshire has been undertaken by ARUP in 2021 to ‘test’ the relevance and scale of change for each of interventions and strategic site recommendations presented in the 2019 Study. The conclusion is that the overarching themes of the 2019 study remain relevant, although the Covid 19 pandemic and Brexit has brought some challenges and uncertainties that may only be seen in the medium to long term. The main strategic sites requirement will be located across the two counties, outside of the National Park. The updated study will provide part of the evidence base for both Pembrokeshire and Carmarthenshire County Councils as they are currently preparing replacement Local Development Plans. This will have limited effect on this National Park as our employment policies are criteria based rather than through identifying specific sites. The consequences of the Covid pandemic and the resulting ‘staycationing’ effect has increased demand for tourism accommodation and activities. There has been some evidence of people moving to the area, now able to take advantage of improved working from home capabilities.