Pembrokeshire Coast National Park Authority

LOCAL DEVELOPMENT PLAN 3

(1 April 2025 – 31 March 2040)

Delivery Agreement

Version 2

Approved by the National Park Authority: 17 December 2025

Agreed by Welsh Government: 17 December 2025

Parc Cenedlaethol Arfordir Penfro
Pembrokeshire Coast National Park

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Executive Summary

1. Each Local Planning Authority is required by the 2004 Planning and Compulsory Purchase Act 2004, to undertake regular reviews of the Local Development Plan (LDP) at intervals no longer than 4 years from the time when it was adopted. This is to ensure that there is a regular and comprehensive assessment of whether the plan remains up to date or whether changes are needed.

2. The Pembrokeshire Coast National Park LDP 2 was adopted in September 2020. A full review was commenced in September 2024, the results of which are published in the LDP 2 Review Report (March 2025). The Review Report concluded that a full revision to LDP 2 was required.

3. The first stage in the preparation of the replacement LDP 3 is the production of a Delivery Agreement. The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) prescribe the Delivery Agreement must contain:

- a timetable of key stages of Plan preparation (Chapter 2), and
- the Community Involvement Scheme (CIS), setting out how and when stakeholders and the community will be engaged and involved in the plan making process (Chapter 3).

4.This Delivery Agreement also provides details on the Sustainability Appraisal, incorporating the Strategic Environmental Assessment for the Plan, the Habitats Regulation Assessment, and other impact assessments which will include: Equalities, Welsh language and Health (Chapter 1).

5. It is a statement of the Authority's commitment to prepare a replacement LDP 3. Welsh Government guidance in The Development Plans Manual[1] describes the Delivery Agreement as "an essential project management tool" (paragraph 3.15).

6. The draft Delivery Agreement was subject to public consultation for an eight week period from 19 May to 14 July 2025. A report of consultation on the Delivery Agreement's preparation is available on the Authority's website.

7. The Delivery Agreement was approved by the National Park Authority on 10 September 2025. Welsh Government agreed the Delivery Agreement on 3 October 2025. A revision was made to the timescale for the LDP 3 covering the period 1 April 2025 to 31 March 2040 to align with the annual monitoring

[1] development-plans-manual-edition-3-march-2020.pdf

cycles and consequential amendments were made to the Delivery Agreement. The Delivery Agreement, version 2, was approved by the National Park Authority on 17 December 2025 and agreed by the Welsh Government on 17 December 2025.

8. The timetable for the Local Development Plan 3 contains definitive stages and indicative stages. Indicative stages are those listed below following Deposit Stage. This will be converted into firm dates prior to submission of the Local Development Plan.

9. The key stages are set out in the table below:

Definitive stages:		
Stage	**Timescale**	**Consultation period**
Review Report	March 2025	10 January to 21 February 2025
Delivery Agreement	April to October 2025	19 May to 14 July 2025
Pre-Deposit participation	November 2025 to October 2026	Call for candidate sites: January 2026 to March/ April 2026 Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) Scoping Report January 2026 to February 2026
Preferred Strategy	November 2026 to June 2027	January to March 2027
Deposit	July 2027 to September 2028	March to May 2028
Indicative stages:		
Submission to Welsh Government	October 2028	Not applicable
Examination	October 2028 to September 2029. Hearing Sessions anticipated February/ March 2029	
Adoption	November 2029	Not applicable

10. The Authority has followed the Welsh Government's guidance by estimating a timetable of approximately four years for the preparation of the replacement LDP.

11. The aim of engaging stakeholders in the preparation of LDP 3 is to gain consensus on the best way forward for the future of the National Park.

12. The Community Involvement Scheme sets out the principles, methods of engagement and proposals for feedback.

13. Proposals for monitoring progress for the Replacement Plan and the Delivery Agreement are also set out.

1. Introduction

1.1 Background

1.1.1 Each Local Planning Authority is required by The Planning and Compulsory Purchase Act 2004, to prepare a Local Development Plan (LDP) for their area to set out the strategy and policy framework for development and use of land.

1.1.2 The Pembrokeshire Coast National Park's replacement Local Development Plan 2 (LDP 2) was adopted on 30 September 2020. An up-to-date development plan is an essential part of the plan-led system in Wales. In accordance with legislative requirements [2], the Authority is required to undertake a full review of the adopted LDP 2 no longer than four years from adoption of the plan. This is to ensure there is a regular and comprehensive assessment of whether the plan remains up to date or whether changes are needed.

1.1.3 In accordance with this requirement, the Authority commenced a full review of the adopted LDP 2 in September 2024. The results of the review are presented in a Review Report which was available for consultation from 10 January to 21 February 2025 and was approved by the National Park Authority on 26 March 2025. The Review Report was submitted to the Welsh Government on 28 March 2025.

1.1.4 The Review Report (March 2025) considers the contextual, legislative and policy changes that have taken place since adoption of LDP 2 and examines the performance of the plan in terms of how well the policies have delivered the plan's vision, aims and strategy. The Review Report concluded that a full revision to the plan should be undertaken. The first stage in the preparation of the replacement LDP 3 is the production of a Delivery Agreement. The adopted LDP 2 will remain the extant plan until replaced by an adopted LDP 3.

What is the Delivery Agreement?

1.1.5 The Delivery Agreement is a statutory requirement, marking the formal start of the plan revision process. The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) prescribe the Delivery Agreement must contain:

- a **timetable** of key stages of Plan preparation (Chapter 2), and

[2] The Planning and Compulsory Purchase Act 2004 (Section 69(1) and The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended in 2015), Regulation 41 (1)

- the **Community Involvement Scheme (CIS),** detailing how and when stakeholders and the community will be engaged and involved in the plan making process (Chapter 3).

1.1.6 The Delivery Agreement is an essential project management tool to guide the preparation of LDP 3 and is statement of commitment by the Authority to prepare the plan.

1.1.7 Local Development Plan 3 will be evaluated for sustainability and how it is likely to impact on the environment. This information will be set out in the Sustainability Appraisal. The Sustainability Appraisal (SA) will incorporate the Strategic Environmental Assessment (SEA). The Authority is also required to prepare a Habitats Regulation Assessment, and other impact assessments which includes Equalities, Welsh language and Health (Chapter 1). Opportunities to comment on these processes and documents will also be provided.

1.1.8 The Delivery Agreement has been prepared in accordance with The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended in 2015) and Welsh Government's guidance contained in the Development Plans Manual (edition 3, 2020).

1.2 Preparation of LDP 3

1.2.1 The planning system in Wales is development plan-led, which means that all planning decisions will be made in accordance with the development plan, unless material considerations indicate otherwise.[3] The development plan provides a degree of certainty about what kind of development will and will not be permitted in certain locations and provides the framework for rational and consistent decision making. The development plan system in Wales is made up of three tiers with plans at national, regional and local levels:

- National Plan: Future Wales, the national plan 2040[4]
- Regional Plan: The Corporate Joint Committee (CJC) for the South West Wales region is required to prepare a Strategic Development Plan (SDP). Work has not yet formally commenced on the SDP and will take at least four years to prepare. The SDP is required to be in general conformity with Future Wales.

[3] The Planning and Compulsory Purchase Act 2004, Section 38(6)

[4] Future Wales: The National Plan 2040 | GOV.WALES

- The Local Development Plan is prepared by a Local Planning Authority and is required to be in general conformity with Future Wales, and once adopted, the SDP.

1.2.2 In addition to ensuring general conformity with the development plan hierarchy, the Authority will ensure legislation, national policy and guidance on the preparation of Local Development Plans is adhered to:

Legislation:

- The Planning and Compulsory Purchase Act 2004 (as amended)
- The Town and Country Planning (Local Development Plan) Wales Regulations 2005 (as amended in 2015)– ('the LDP Regulations')[5]

National policy:

- Planning Policy Wales (Edition 12) 2024
- Technical Advice Notes, circulars and policy clarification letters

Guidance:

- Development Plans Manual (Edition 3) 2020
- Local Development Plans Examinations – Procedure Guidance 2022 (The Planning Inspectorate)
- Local Development Plans Preparing for Submission – Guidance for Local Planning Authorities (2015) The Planning Inspectorate

1.2.3 Planning Aid Wales and the Welsh Government have prepared an easy read community guide that explains the development plan system in Wales. It explains how plans are prepared and how to engage in the process. Community-Development-Plans-Guide-English.pdf

National Park purposes and duty

1.2.4 National Park Authorities have two statutory purposes, set out in the Environment Act 1995:

- to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park
- to promote opportunities for public enjoyment and understanding of the special qualities of the National Park

The National Park also has a statutory duty, that in performing these purposes to seek to foster the economic and social wellbeing of communities living within

[5] *As amended, including by the Town and planning (Local Development Plan)(Wales)(Amendment) Regulations 2015 ('the 2015 Amendment Regulations')*

the National Park. The central role of this National Park Authority is to take the action needed to put into practice the purposes of National Parks.

The Well-being of Future Generations (Wales) Act

1.2.5 The Well-being of Future Generations Act 2015 aims to improve the social, economic, environmental and cultural well-being of Wales. The Act sets out seven well-being goals which all public bodies in Wales are required to achieve:

Figure 1: Diagram showing the seven well-being goals in Wales: A globally responsible Wales, a prosperous Wales, a resilient Wales, a healthier Wales, a more equal Wales, a Wales of cohesive communities, and a Wales of vibrant culture and thriving Welsh language (taken from Planning Policy Wales).



1.2.6 The Well-being of Future Generations Act also identifies five ways of working for public bodies to achieve sustainable development. The Delivery Agreement aligns with the five ways of working as follows:

Long term: The Delivery Agreement sets out the framework for preparing LDP 3, which spans a 15 year period from 1 April 2025 to 31 March 2040. This

demonstrates a commitment to plan for the long term future for the National Park.

Integration: The Delivery Agreement identifies legislative requirements and other plans and policies which the LDP is required to align and integrate with. This includes the National Park's Partnership Plan and the Well-being Plan for Pembrokeshire. The soundness of the LDP will be assessed by an independent Inspector, with one of the key tests being its consistency and alignment with other relevant plans.

Involvement: The Community Involvement Scheme details how stakeholders, the public and key interest groups will be actively engaged throughout the plan making process. The Delivery Agreement promotes inclusive participation, offering a number of opportunities for communities to share their views and help to shape the LDP. Engagement will be facilitated through a variety of methods, including online platforms and in-person drop-in events (see Appendix 2). Appendix 4 lists a broad range of stakeholder and interest groups to ensure diverse representation across society.

Collaboration: Collaborative measures will aim to ensure shared evidence bases, efficiency and consistency is embedded through the plan making process through:

- Joint working with Pembrokeshire County Council, Cadw, Natural Resources Wales and other statutory bodies
- Regional working with neighbouring authorities and across the south west Wales region
- Partnerships with the Public Services Board, Pembrokeshire Planning Agents Forum, infrastructure providers, and others.

Prevention: The Delivery Agreement provides proactive planning, timetabling and risk management (see Appendix 3) to prevent delays in plan making.

1.2.7 It is a requirement of the Well-being of Future Generations Act for public service boards to prepare a Well-being Plan to set out how to improve the well-being of people and communities, now and in the future. The preparation of LDP 3 will have regard to the latest Well-being Plan for Pembrokeshire (2023).

Strategic Environmental Assessment and Sustainability Appraisal

1.2.8 Sustainable development is at the heart of the development plan process. LDP 3 will be subject to a Sustainability Appraisal (SA), incorporating a

Strategic Environmental Assessment (SEA), which are both statutory requirements.[6]

Sustainability Appraisal assesses the environmental, social and economic implications of the emerging plans' strategies and policies. [7]

Strategic Environmental Assessment requires a rigorous assessment of the environmental, and to a lesser extent, social effects of the plans. This is intended to ensure environmental considerations are taken into account in the production of the plan.[8]

1.2.9 The Sustainability Appraisal, incorporating the Strategic Environmental Assessment will be undertaken for LDP 3 as follows:

A Scoping Report will describe the current economic, social, environmental and cultural well-being context and gather baseline data to identify and focus on the significant issues in the National Park. It will also review the relevant plans, policies, programmes and strategies at European, national, regional and local levels, indicating their implications for LDP 3. This will shape a set of sustainability objectives which will form the framework to assess the effects of the plan's policies and proposals. The SA indicators used for LDP 2 will be revised and updated as necessary and a revised Sustainability Framework will be prepared. The Scoping Report will be consulted on with Natural Resources Wales and Cadw for a minimum period of five weeks as part of the pre-deposit participation stage set out in the timetable and will be made available on the website during the consultation stage.

An initial Sustainability Appraisal Report will be prepared to assess the plan options, spatial strategy and policies against the sustainability framework as established in the scoping report. This report will also explain how any harmful effects of LDP 3 can be avoided or offset, and how the beneficial effects can be maximised. This will be available for consultation at the same time as the preferred strategy consultation and will be updated for consultation alongside the Deposit plan.

[6] European Directive 2001/42/EC and the Environmental Assessment of Plans and Programs (Wales) Regulations 2004 and the Planning and Compulsory Purchase Act 2004 (as amended).

[7] Planning and Compulsory Purchase Act, 2004

[8] As required by Statutory Instrument 2004 No.1656 (W.170), The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (http://www.opsi.gov.uk/legislation/wales/wsi2004/20041656e.htm); and Planning and Compulsory Purchase Act 2004, Section 62(6) and European Directive EU2001/42/EC (http://www.opsi.gov.uk/acts/acts2004/40005--g.htm#62)

The final Sustainability Appraisal Report will bring together the initial sustainability appraisal report and be updated for the Deposit Plan. It will be further updated to take account of the recommendations made by the Planning Inspector. It will be published following receipt of the Inspector's Report.

A post adoption statement will be published following adoption of LDP 3 explaining how sustainability considerations and the assessments, has been taken into account in the production of LDP 3.

Welsh Language Impact Assessment

1.2.10 Section 62 of the Planning and Compulsory Purchase Act 2004 (PCPA) requires a sustainability appraisal to include an assessment of the likely effects of the plan on the use of the Welsh language. Section 61 PCPA requires LPAs to keep under review the matters which may be expected to affect the development of their area or the planning of its development, including the extent to which the Welsh language is used in the area. Technical Advice Note 20 'Planning and the Welsh Language'[9] provides detailed advice as to how the sustainability appraisal should be used to assess the potential impact of the strategy, policies and allocations contained in the LDP on the Welsh language. Where evidence indicates a detrimental impact on the use of the Welsh language the LPA can assess whether the strategy should be amended, or mitigation measures should be identified.

1.2.11 Alongside an assessment of the likely effects of the plan on the use of the Welsh language in the area through the SA, the Authority is required to comply with Welsh Language (Wales) Measure 2011 and the Welsh Language Standards Regulations (No.1) 2015 by considering all the effects of the LDP on the Welsh language. This will be set out in a Welsh Language Impact Assessment. A statement will be included in the Deposit Plan on how the Welsh language has been considered and addressed within the development plan.

[9] Technical advice note (TAN) 20: planning and the Welsh language | GOV.WALES

Equalities Impact Assessment

1.2.12 The Authority is required to screen the nine protected characteristic groups[10] in the Equalities Act 2010 to identify and justify which characteristics the plan can influence. Those characteristics which can be influenced will be integrated into the assessment framework; those that cannot be influenced will be screened out with justification. An assessment must be undertaken to assess the impact of plan policies and proposals on different population groups to ensure there is no discrimination and promote an equality of opportunity.

Health Impact Assessment

1.2.13 The Public Health (Wales) Act 2017 on physical and mental health and well-being, requires a Health Impact Assessment (HIA) to be carried out by public bodies. The Welsh Government consulted on the proposed Health Impact Assessment regulations in December 2023 and final regulations are awaited. The Public Health (Wales) Act defines a HIA as "…an assessment of the likely effect, both in the short term and in the long term, of a proposed action or decision on the physical and mental health of the people of Wales or of some of the people of Wales."

1.2.14 The Authority will consider using the methodology set out in guidance produced by the Wales Health Impact Assessment Support Unit[11] and undertake a rapid participatory HIA workshop to inform the Deposit Plan preparation with key stakeholders:

- **a)** Identify particular population groups who may be affected differentially by the policies in the Deposit Plan
- **b)** Consider the draft planning policies in relation to potential health impacts, both positive and negative, which could have an impact on the health and wellbeing of local people, and particularly the vulnerable groups identified
- **c)** Identify whether there are any potential ways to minimise any negative impacts and maximise positive impacts

1.2.15 The findings will be presented in a Health Impact Assessment and recommended changes will be made to the plan to reduce risks to health and maximise the positive health outcomes.

[10] Age, disability, gender reassignment, marriage or civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation

[11] **HIA-and-LDPs-Toolkit-E-final.pdf**

Habitats Regulations Assessment

1.2.16 A Habitats Regulation Assessment is a legal requirement for any plan or programme likely to have a significant impact on a Natura 2000 site, which, following Brexit is now referred to as the National Site Network site.[12] The National Site Network includes Special Areas of Conservation (SAC) and Special Protection Areas (SPA). This assessment should identify the likely effects on the National Site Network, determine whether these effects are justifiable in a wider context, and identify any mitigation measures that must be taken.

1.2.17 Habitats Regulations Assessment will follow a series of stages, as necessary:

Stage 1: Screening for likely significant effect to determine whether LDP 3 is likely to have significant effects on the protected site's qualifying features and conservation objectives. If a significant effect cannot be ruled out, the HRA must continue to stage 2.

Stage 2: Appropriate Assessment to assess the likely significant effects of the proposal on the integrity of the site either alone or in combination with other plans or projects. If potential adverse effects are identified the Appropriate Assessment will need to consider mitigation measures.

Stage 3: Assessment of Alternatives and Stage 4: Imperative Reasons of Overriding Public Interest (IROPI) to consider if proposals that would have an adverse effect on a site as assessed in stage 2 can be modified or if there are alternative options. If no suitable alternative exists, stage 4 would assess whether the proposal would qualify for an exemption under IROPI.

1.2.18 The HRA will be prepared alongside the preparation of LDP 3 and will be published for comment at the preferred strategy and Deposit plan consultation stages.

Revision Procedure and the Soundness Tests

1.2.19 The LDP 2 Review Report (March 2025) summarises the main topic areas where the current Local Development Plan 2 is not considered to be performing, where it is out of date due to contextual changes and which parts of the plan therefore require revision. Based on the significance of the changes required, the Authority will produce a full replacement plan.

[12] Habitats Directive 92/43/EEC and The Conservation of Habitats and Species Regulations 2017 (as amended)

1.2.20 Local Development Plan 3 must meet the 3 tests of soundness outlined within the Development Plans Manual, Edition 3, 2020:

- Does the Plan fit? (i.e. is it clear that the Plan is consistent with other Plans?)
- Is the Plan appropriate? (i.e. is the Plan appropriate for the area in light of the evidence?)
- Will the Plan deliver? (i.e. is it likely to be effective?)

See Appendix 1 for further detail on the Soundness Tests and their application at Examination.

1.3 Opportunities for joint and collaborative working

1.3.1 The Development Plans Manual states that authorities should explore and explain the opportunities to prepare joint LDPs with neighbouring local planning authorities and increase cross-boundary working. This has been considered in the Review Report (chapter 5) and identifies that there is currently no opportunity to prepare a joint LDP as authorities are at different stages of LDP preparation as outlined below:

- Pembrokeshire County Council consulted on a Re-Deposit Local Development Plan 2 in October to December 2024, with adoption of the plan timetabled for May 2026.
- Carmarthenshire County Council is currently preparing its replacement Local Development Plan 2 and is at examination stage, with adoption of the plan anticipated in summer/autumn 2025.
- At full Council in October 2021, Ceredigion County Council agreed a temporary, as yet unspecified length, pause for the replacement LDP to gather evidence and mitigation options regarding phosphate levels in the River Teifi Special Area of Conservation.

1.3.2 There are opportunities to undertake collaborative working with other local planning authorities. The National Park is a member of the South West Wales Corporate Joint Committee which has a statutory duty to prepare a Strategic Development Plan (SDP) for the region. The SDP will cover strategic land use planning issues on a regional scale and once an SDP is adopted, it would inform the scale and location of growth for LDPs/ LDP Lites. At present, there is no Delivery Agreement and timescale for preparing an SDP, however, the LDP revision process will be informed by joint working across the region on strategic planning issues.

1.3.3 Officers will work closely with Pembrokeshire County Council (PCC) as the principal authority for housing, transport, education and waste in

Pembrokeshire. The National Park will work closely with PCC in preparing the Local Housing Market Assessment and Gypsy and Traveller Accommodation Assessment., and with Authorities in the West Wales sub-region to ensure adequate future supplies of minerals. The National Park will seek to work collaboratively to commission joint evidence studies with neighbouring authorities and authorities on a regional basis to ensure a consistent approach and to make effective use of resources.

1.4 Supplementary Planning Guidance

1.4.1 LDP 3 will contain a range of policies to guide development and the use of land in the National Park and alongside Future Wales will provide the development plan for the determination of planning applications. Guidance notes, briefs and other supplementary planning guidance may be produced to provide detail to the policies of the Local Development Plan. Supplementary Planning Guidance (SPG) does not form part of the LDP, however, these documents will be subject to public consultation and will require approval from the National Park Authority to be formally adopted. Once adopted, SPG may form a material planning consideration in the determination of planning applications. Any SPG will be required to be consistent with the adopted LDP and cross reference the policies and proposals it supplements. For example, this can be on specific sites or cover topic areas such as affordable housing.

1.4.2 The Authority has adopted a number of supplementary planning guidance documents covering a range of topics to add detail to policies in the adopted LDP 2. SPG will be reviewed as part of the LDP 3 preparation process. Likely areas where guidance will be produced or taken forward from the existing LDP will be identified at Preferred Strategy and Deposit stage.

1.4.3 Consultation on guidance will be with target groups relevant to the matter being considered and will include relevant community councils. There are a number of steps to be taken when preparing guidance:

- Notice will be given in writing to the appropriate statutory consultees, targeted groups and known interested parties.
- Paper copies of the document will be available for inspection at the Authority's Offices in Pembroke Dock, during office hours.
- Copies will be available to view or download on the Authority's website.
- A press release notifying publication of the draft guidance may be prepared.
- The consultation will last six weeks.
- All comments are public information.

- A report of consultation showing how the responses were dealt with by officers will be published.

2. Timetable

2.1 Key Stages of Preparation

2.1.1 The Local Development Plan the timetable differentiates between:

Definitive stages, up to and including the statutory deposit stage, which are under the direct control of the Authority and have, therefore, realistic target dates; and

Indicative stages, beyond the statutory deposit stage, that are dependent on extraneous factors, (e.g. a number of representations received, capacity of the independent Planning Inspector, etc) for which the Authority has less control. These dates will be reconsidered after reaching deposit stage and turned into definitive timings for the remaining stages, this to be submitted for agreement with the Welsh Government. When agreed this must be published.

2.1.2 The Plan would be prepared in approximately 4 years. The start of LDP 3 preparation is timetabled to commence in November 2025 and adoption of LDP is anticipated in November 2029. It is proposed that a tolerance level of three months be built into the timetable proposed to allow for slippage without formal amendment to the Delivery Agreement.

2.2 LDP 3 Preparation Timetable

2.2.1 The table below sets out the stages of plan preparation, key tasks, preparation timescale and public consultation dates. A more detailed timetable detailing the stages, who will be involved and methods of engagement is provided in Appendix 2.

Stage	Key tasks	Preparation timescale	Public consultation dates
The Delivery Agreement (LDP Regulation 9 and 10)	Prepare Delivery Agreement	April to October 2025	Consultation on draft Delivery Agreement: eight week consultation 19 May to 14 July 2025
Pre- Deposit Participation (LDP Regulation 14)	Collate evidence base Call for candidate sites Consultation on SA/SEA Scoping Report	November 2025 – October 2026	Call for candidate sites: January 2026 – March/April 2026 Consultation on SA/SEA Scoping Report alongside Issues Paper January 2026 to February 2026 (notification given to NRW and Cadw and available for public comment)
Preferred Strategy (LDP Regulations 15, 16 and 16a[13])	Prepare Preferred Strategy documents and Initial Sustainability Appraisal Report for consultation	November 2026 – June 2027	January 2027 to March 2027 (statutory timescale is minimum 6 weeks)

[13] Regulation 16A added under the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015

Stage	Key tasks	Preparation timescale	Public consultation dates
Deposit (LDP Regulations 17, 18 and 19)	Prepare and consult on Deposit Plan and Sustainability Appraisal Report	July 2027 – September 2028	March to May 2028 (statutory timescale is minimum 6 weeks)
Submission to Welsh Government for Examination (Regulation 22)	Submit documentation	October 2028	Not applicable
Independent Examination (Regulation 23)	Test the soundness of the Plan	October 2028 to September 2029. Hearing Sessions anticipated February / March 2029	
Publication of the Inspector's Report (Regulation 24)	Publication of the Inspector's Report	By September 2029	Not applicable
Adoption (Regulation 25)	Adoption by the National Park Authority	November 2029	Not applicable
Post Adoption Statement	Publish adoption statement	As soon as possible following adoption.	Not applicable
Monitoring and Review (Regulation 37)	Monitor and prepare Annual Monitoring Report (AMR)	Annually between April and September with submission to Welsh Government by 30 October	Not applicable

2.3 Consultation/Notification methods

2.3.1 The table below sets out the consultation and notification methods for key stages of plan preparation.

Consultation/Notification Stage	Method
Publication of the Delivery Agreement	- Website - Paper copy available to view at Llanion Park, Pembroke Dock. - Written notification by email/letter to all consultees (includes NPA Members, the general public registered on the LDP contact list, Town, City and Community Councils and Councillors, Specific Consultation Bodies, General Consultation Bodies and other consultees, key stakeholders and developers, landowners and agents registered on the LDP contact list)
Invite Candidate Site Submissions	- Website - Written notification by email/letter to all consultees[14] - Press release - Social media
Sustainability Appraisal Scoping Report	- Website - Written notification by email to Cadw and NRW

[14] (includes NPA Members, The general public registered on the LDP contact list, Town, City and Community Councils and Councillors, Specific Consultation Bodies, General Consultation Bodies and other consultees, key stakeholders and developers, landowners and agents registered on the LDP contact list)

Consultation/Notification Stage	Method
Preferred Strategy Consultation Deposit Plan Consultation Submission to Welsh Government for Examination Publication of the Inspector's Report Adoption	- Website - Paper copy of the Preferred Strategy and Deposit Plan and Proposals Maps will be available to view during the relevant consultation period at Llanion Park, Pembroke Dock, Oriel y Parc, St Davids and at Newport, Tenby and Saundersfoot libraries. Paper copies of supporting evidence base documents, background papers and impact assessments including the Sustainability Appraisal, candidate site register and report of consultations will only be made available to view at these locations on request. - Written notification by email/letter to all consultees[15] - Press release at Preferred Strategy and Deposit Consultation stages - Social media as appropriate - Web access available at the National Park Authority Offices and public libraries[16]

[15] (includes NPA Members, The general public registered on the LDP contact list, Town, City and Community Councils and Councillors, Specific Consultation Bodies, General Consultation Bodies and other consultees, key stakeholders and developers, landowners and agents registered on the LDP contact list)

[16] The National Park Authority's main office is in Pembroke Dock. Public libraries included are Cardigan, Crymych, Fishguard, Haverfordwest, Milford Haven, Narberth, Newport, Neyland, Pembroke, Pembroke Dock, Saundersfoot, St Clears, St Davids, Tenby.

2.4 Resources

Staff

2.4.1 Responsibility for the preparation of LDP 3 lies with the Strategic Policy team which consists of:

- Strategic Policy Manager
- Principal Planning Officer
- Planning / Senior Planning Officer
- Research and Sustainability Appraisal Officer
- Planning Technical Support Officer

2.4.2 The Director of Place and Engagement is a qualified planner who will provide strategic direction and guidance.

2.4.3 Officers will work with officers from Pembrokeshire County Council as the principal authority for transport, housing, education and waste. Regional collaboration will be ongoing with neighbouring authorities and those in the south west Wales region on joint evidence base. Where necessary, external consultants will be commissioned to undertake specific technical studies and assessments. The Authority will ensure there is sufficient budget available to progress LDP 3 to adoption within the prescribed timetable. This is expected to cover expenditure relating to all elements of preparation of LDP 3 and the Independent Examination.

National Park Authority Members

2.4.4 The National Park Authority (18 members) will be responsible for making all the key decisions at each stage in the Plan preparation process. All statutory required decisions will be taken by the National Park Authority. If necessary, extraordinary meetings will be held to ensure accordance with the timetable. Officers will set in place a series of Member workshops which consists of all National Park Authority Members. The workshops provide an opportunity to discuss the appropriateness of approach being taken in the development of the Delivery Agreement, the Local Development Plan and the various appraisals.

2.5 Risks to the timetable

2.5.1 Despite attempting to plan for every eventuality, obstacles do arise. Issues which may cause difficulties in keeping to the timescale proposed, or implementing the programme of engagement proposed, are set out in Appendix 3. Possible mitigation measures are set out in the final column. Guidance in the Development Plans Manual states that a tolerance level of three months

can be built into the timetable proposed, to allow for slippage without formal amendment to the Delivery Agreement.

3. Community Involvement Scheme

3.1 Strategic Policy team and decision making structure

3.1.1 Officers within the Authority are required to:

- Ensure the preparation of LDP 3 is carried out in accordance with the relevant legislation and best practice.
- Make the best use of available resources.
- Prepare and maintain an up to date evidence base for LDP 3 and identify key contextual changes that have occurred since the adoption of LDP 2.
- Actively engage with many different groups and bodies as described below throughout the plan process.
- Consolidate outcomes of engagement, together with the evidence base and make policy recommendations for LDP 3 throughout the various stages to accord with the Tests of Soundness (See Appendix 1).
- Report findings and recommendations to Members of the National Park Authority for approval at each key stage and carry out actions as instructed.
- Conduct workshops as appropriate to brief Members and consultees of key stages, discuss findings and policy recommendations.

3.1.2 The Members of the National Park Authority are required to:

- Act in the best interests of the National Park as a whole.
- Provide guidance for Officers on policy direction during the preparation of key revision documents and policy options.
- Consider the recommendations of Officers at key stages of the revision process and make decisions on behalf of the Authority.

3.1.3 Formal approval by the National Park Authority will be required at key stages including the Review Report, Delivery Agreement, the Preferred Strategy, Deposit proposals and final adoption.

3.2 Why get involved?

3.2.1 Any organisation that has an impact on people, partner organisations and communities knows their active and willing support makes all the difference. It is important that we understand what is important to the community and what sort of place we collectively think the National Park should be. From identifying issues to helping ensure a project or plan is put into practice, effective community involvement plays a key part in the process.

3.2.2 The production of LDP 3 provides an opportunity for the Authority to fine tune its engagement process, to draw upon lessons learnt from previous LDP production in order to maximise the effectiveness of community involvement from available resources.

3.3 Principles of engagement

3.3.1 The following principles of community and stakeholder engagement are fundamental to the successful delivery of LDP 3:

- We will seek to make the process, strategy and policy proposals and decision making process as accessible and easily understood as possible.
- We will seek to make the best use of existing information and networks to avoid duplication and consultation fatigue.
- We are committed to ensuring that we communicate and consult with all sections of the community, using a range of appropriate approaches to maximise effectiveness.
- We are committed to ensuring that feedback is reported, and is an integral part of our decision making processes.
- We will aim to build a consensus whilst remaining realistic, recognising that a consensus is more likely when developing options rather than when writing the detailed policies of the Plan; when aiming to agree on what the main issues are rather than how to respond; and when agreeing what needs to be developed rather than where it is developed.
- We will aim to outline clearly where there are opportunities for local discretion and where there is a need to comply with national policy and statutory designations.

3.4 Welsh Language

3.4.1 Consultation and engagement will be carried out in accordance with the Welsh Language Standards[17]:

- The Authority welcomes correspondence in Welsh or English and correspondents will receive a reply in the language of the original letter. Corresponding in Welsh will not lead to delay in processing your comments.
- All standard letters and comments forms will be bilingual or in the specified preferred language.

[17] Welsh Language Standards (Welsh Ministers, County and County Borough Councils, and National Park Authorities) Regulations 2015: http://gov.wales/docs/dcells/consultation/141106-regulations-welsh-language-standards-en.pdf

- All National Park Authority policy and guidance publications will be bilingual.
- All National Park Authority publicity and advertising material will be bilingual.
- All meetings, whether formal or informal, will be conducted bilingually where requested at least one week beforehand.
- All consultations will include questions on the likely effects on the Welsh language and whether proposals could be formulated or changed to have positive effects on the Welsh language or mitigate negative effects.

3.5 What will we need from you?

3.5.1 The Authority will need those participating in the process to disclose information of relevance to the development plan in so far as they are able, in the specified timescales laid down in the Delivery Agreement. This is critical in order to ensure an equitable, transparent and open exchange of information to inform policy development. The Authority will expect people and organisations to keep us up to date with any changes in contact details.

3.5.2 Everyone making representations will be encouraged to use the standard form prepared by the Authority and clearly identify the particular part of the plan to which their representation relates. Everyone making representations on the LDP will be encouraged to relate their comments to the tests of soundness (Appendix 1).

3.6 Who will be involved and how?

3.6.1 We will be using a variety of ways to ensure we make contact with people and that they stay in touch with us throughout the process as identified in the LDP Timetable (Chapter 2) and in appendix 2 'Detailed Stages of LDP 3 Preparation'.

3.6.2 Consultees are organised into different groups comprising of:

- The General Public
- Town, City and Community Councils and Councillors
- Specific Consultation Bodies
- General Consultation Bodies and Other Consultees
- Key Stakeholders
- Developers, Landowners, Agents and those proposing sites for development

3.6.3 Different methods of engagement are identified for different groups in order to maximise the benefits from available resources. Please note that each group is not mutually exclusive and individuals or organisations are likely to be

represented as part of more than one group during different stages of the process.

The General Public

3.6.4 This can be any member of the public in Pembrokeshire and beyond. Individuals, businesses, organisations and groups can become involved by commenting at the key consultation stages in the process. These may be, on the draft Delivery Agreement, the Preferred Strategy consultation stage, and the Deposit Plan. Those who make duly made representations at the Deposit Stage have a right to appear at the Examination, although it will be for the Inspector to consider.

3.6.5 The Authority has no statutory requirement to consult the general public on the Review Report or Delivery Agreement, however in the interests of early and continued engagement the Authority has considered it important to do so.

3.6.6 In order to capture the maximum publicity to interested members of the public, (who are not on the LDP Contact List explained below) there will be publicity on the National Park Authority's website on progress made and when representations can be made.

3.6.7 Public notices in the local newspaper is not a requirement of the LDP Regulations and the Authority will not be placing public notices in the local newspaper as this measure is costly and is considered to have a limited audience. The Authority will issue press releases and use social media to increase public awareness, as necessary.

3.6.8 Role – The general public help the Authority develop detailed local knowledge of specific areas within the National Park. Individuals with detailed knowledge and experience of certain topics relevant for the LDP can serve as a key source of information for the Authority. The public will also act as a sounding board for how policy recommendations, site allocations and other detailed proposals will be received and the reasons for public support or objection.

LDP Contact List

3.6.9 Any individual, organisation, or group can be added to the National Park Authority's LDP Contact List so that they can be automatically kept informed at all subsequent stages of the process. All those falling within consultee groups below as detailed in Appendix 4 are included on the LDP contact list.

3.6.10 To be kept directly informed of progress and opportunities to comment the public can email devplans@pembrokeshirecoast.org.uk giving contact

details or telephone 01646 624 800 and ask to be put through to the Strategic Policy team.

3.6.11 Our contact with you will be by email. Letters will only be posted to those with exceptional circumstances to enable the authority to reduce paper waste, minimise expenses and ensure a more sustainable future for all.

3.6.12 All those who submit representations during the statutory consultation periods for Preferred Strategy or Deposit will be added to the LDP Contact List.

3.6.13 All details provided will be held on the LDP Contact List for the duration of the preparation of LDP 3. All information provided will be stored safely and kept in accordance with the Authority's Planning Privacy Notes and data retention schedule. View the planning privacy notice here: (https://www.pembrokeshirecoast.wales/wp-content/uploads/2025/02/PCNPA-Planning-Privacy-Notice-2023-1.pdf).

3.6.14 To unsubscribe from the LDP Contact List at any time, please email devplans@pembrokeshirecoast.org.uk

Ensuring a diverse range of views[18]

3.6.15 We will continue to look for opportunities to reach the diverse range of interests within our communities, subject to the amount of time and resources that can be reasonably dedicated to this. Representative groups are identified in appendix 4 to amplify a diverse range of voices in the plan making process, including young people, older people, people with a disability and different racial and religious groups.

- Voluntary and youth organisations operating in Pembrokeshire - through liaising directly with Pembrokeshire Association of Voluntary Services – See Appendix 4 Consultation Groups' for the types of organisations and groups represented.
- Gypsy Traveller Community – through liaising with the Pembrokeshire County Council's Housing department.
- Farmers – through liaising directly with the National Park's Agricultural Liaison Officer and disseminating information at local agricultural shows in Pembrokeshire. See Appendix 4 Consultation Groups' for the types of organisations and groups represented.

[18] See Appendix 4 for list.

- Young people – through liaising directly with the National Park's youth forum 'Next Generation', the education officers and through visits to schools.

3.6.16 Role – Those who are engaged will be provided with an opportunity to voice the aspirations, requirements or concerns for those groups. Active engagement from these groups will help the Authority consider the impacts of its proposals upon society as a whole.

Town, City and community Councils and councillors[19]

3.6.17 The Authority will seek to engage directly with Town, City and Community Councils and Councillors at appropriate stages. This will include holding online engagement sessions at key stages of plan preparation.

3.6.18 The Authority intends to utilise the networking capabilities of Town, City and Community Councils and Councillors to raise awareness and encourage engagement in the LDP process at key stages.

3.6.19 Role – City, Town and Community Councils and their Councillors can provide a central source of information for their local communities, they can help to raise awareness of the revision process and relay local views and opinions back to the Authority.

'Specific Consultation Bodies'[20]

3.6.20 The LDP Regulations (regulation 2) defines 'Specific Consultation Bodies' comprise those bodies with specific functions that apply within the National Park, for example Dwr Cymru as a water undertaker.

3.6.21 These consultees will be provided with an opportunity to comment at key formal (statutory) stages in Plan preparation. Some of these groups will also be important members of other stakeholder groups.

3.6.22 An appearance at the Examination Hearings may also be invited by the Inspector even if the statutory consultee had not raised an objection or wished to appear at examination.

3.6.23 Role – consultees in this group will be able to provide detailed, professional advice on the Plan proposals, identify potential conflicts with their

[19] See Appendix 4 for list

[20]. See Appendix 4 for list.

respective duties, the suitability and deliverability of sites for development, unforeseen conflicts with other legislation and so on.

General Consultation Bodies and Other Consultees[21]

3.6.24 The LDP Regulations (regulation 2) defines 'General Consultation Bodies' to include voluntary bodies whose activities benefit the National Park, those which represent the interests of different racial, religious, ethnic, national or disabled groups in the National Park, as well as those which represent the interests of persons carrying on business and those which represent the interests of Welsh culture. This group for example includes National Farmers Union of Wales, Disability Wales etc (See Appendix 4 'General Consultation Bodies').

3.6.25 'Other Consultees' have been identified by the Authority and do not necessarily fall within the above categories listed for general consultation bodies, but still have an interest in the National Park which may be affected by the LDP. This group for example includes the National Trust, British Geological Survey, Pembrokeshire Coastal Forum etc. (See Appendix 4 Consultation Groups').

3.6.26 These bodies will be provided with an opportunity to comment at key formal (statutory) stages. Some of these groups will also be important members of other stakeholder groups.

3.6.27 Role – Similar roles to those identified above depending on the nature of the body being represented. Many of the bodies within these two groups will be expected to disseminate information amongst their own membership bodies to maximise the Authority's outreach with the available resources.

Key Stakeholders[22]

3.6.28 Meetings will be set up with relevant stakeholders to discuss areas of change in advance of formal consultation. These stakeholders may include:

- Pembrokeshire County Council as the lead authority for housing, education, highways, waste, environmental health and the SuDS Approving Body.
- Neighbouring authorities of Ceredigion and Carmarthenshire
- South West Wales Corporate Joint Committee (CJC)

[21] See Appendix 4 for list

[22] See Appendix 4 for list

- Dwr Cymru Welsh Water
- Natural Resources Wales
- Cadw
- Heneb
- Welsh Government
- Pembrokeshire Public Service Board

3.6.29 Stakeholder's details are also entered on the LDP Contact List.

Developers, Landowners, Agents and those proposing sites for development

3.6.30 Anyone with an interest in land who considers it would be appropriate for development can provide details to the Strategic Policy team during the call for Candidate Sites stage. A Candidate Site submission form will be placed on our website: https://www.pembrokeshirecoast.wales/ along with guidance for completion. The Authority will raise awareness of the call for candidate sites by notifying everyone on the LDP Contact List. An online workshop will be held for landowners and agents, but anyone is welcome to register to attend. Officers will also raise awareness at the Pembrokeshire Planning Agents forum.

3.6.31 Details of all sites submitted will be entered into a Candidate Site Register. The Candidate Site Register will be made public alongside the Preferred Strategy and Deposit consultations.

3.6.32 Any site submitted during the Candidate Site stage or Preferred Strategy Consultation stage will be assessed by the Authority against criteria for site selection. The criteria for site selection will be prepared at the Candidate Site stage. The Authority will consult key Dwr Cymru, Natural Resources Wales and Pembrokeshire County Council and other possible key stakeholders on a list of sites on the register that would be compatible with the Authority's Preferred Strategy. The Candidate Sites Register will be published at Preferred Strategy and Deposit stages.

3.6.33 It is vital that the promoters of potential sites appreciate that proposing sites after the preferred strategy stage will mean that it is unlikely they can be considered for inclusion in the plan. It should be made clear that the candidate site call is the appropriate time to submit sites so that sufficient consultation can take place to inform the examination process. (Development Plans Manual, paragraph 3.38).

3.6.34 If there has been a material change in circumstances affecting a previously rejected site, or a completely new site is put forward at Deposit Plan stage, it is the responsibility of the proponent to test the effects of their site using

the Local Planning Authority's Sustainability Appraisal framework. (Development Plans Manual, paragraph 3.73). If a new or alternative site has not been subject to any Sustainability Appraisal, it is unlikely that the Inspector will be in a position to recommend its inclusion in the LDP. (Development Plans Manual, paragraph 3.73)

3.6.35 Respondent's details will also be entered on the LDP Contact List.

3.7 Feedback

3.7.1 Following the Preferred Strategy and Deposit consultation stages feedback will be provided as follows:

- Acknowledgement email or letter providing contact details and details on how the Authority will deal with the representation. Advice on how late representations will be treated is set out in the next section.
- A report of consultations with Officer responses after each consultation period will be made publicly available on the Authority's website.
- Petitions received will be acknowledged in the same way to the presenter of the petition.
- The Authority's website: www.pembrokeshirecoast.org.uk will provide regular updates.

3.8 Petitions

3.8.1 Petitions received during the statutory consultation periods will be recognised and registered as a valid representation. There must be a nominated single presenter of the petition. The Authority will send an acknowledgement email or letter to the presenter of the petition, and they will have the right to be heard during the examination period, subject to agreement by the Inspector. This does not limit the right of individuals signing the petition to submit separate formal representations to the Plan.

3.9 Late Representations

3.9.1 Representations must be made by email or in writing to the National Park Authority by the closing date specified. To be logged as 'duly made' as an LDP representation they must specify the matters to which they relate at Preferred Strategy Consultation stage. At the Deposit Stage they should specify the matters to which they relate and the change being sought, the grounds on which they are made and, wherever possible, the test(s) of soundness to which they relate.

3.9.2 Advice on candidate site submissions is provided under 'Developers and Agents and those proposing sites for development.'

3.9.3 Objections should specify the change sought, the grounds on which they are made and wherever possible the tests(s) of soundness to which they relate.

3.9.4 Duly made objections at Deposit Stage can be considered at Examination. Representations made at Preferred Strategy Stage are not considered by the Inspector.

3.9.5 If a representation is received later than the closing date and there was a clear attempt in good faith to submit in time the submission may still be considered as 'duly made' provided that appropriate objective evidence of posting or delivery is supplied to the reasonable satisfaction of the Authority.

3.9.6 Those who have a statutory right to appear before, and be heard by the examination Inspector (i.e. objectors, those who seek a change to the plan – under Section 64(6) of the 2004 Act) may pursue their objections by using the written representation procedure if they do not wish to appear at the examination. Objections pursued in this way carry as much weight with Inspectors as those made orally at examination. (Development Plans Manual, paragraph 6.42)

4. Monitoring and Review

4.1 Delivery Agreement

4.1.1 The Delivery Agreement will be reviewed if:

- The Plan preparation process falls behind schedule (i.e. over 3 months)
- If significant changes are required to the Community Involvement Scheme
- If significant changes occur in the resources available to carry out Plan preparation

4.2.2 Achieving the objectives of the Delivery Agreement will be assessed through each stage of the Plan's preparation.

4.2.3 Within 3 months of close of the Deposit an updated timetable turning the indicative timings into definitive timings for the remaining stages will be submitted to the Welsh Government for agreement.

4.2 Local Development Plan

4.2.1 A full review of the Local Development Plan must be undertaken no longer than four years following adoption.

4.2.2 An Annual Monitoring Report (AMR) for the Local Development Plan will be submitted by the 31st of October each year to the Welsh Government covering performance for the period 1 April to 31 March. The AMR will be made available on the Authority's website and any critical issues that arise will feed into a review of the Plan.

4.2.3 A full review of the LDP will conclude whether a full or partial revision to the LDP is required. A Review Report will be prepared within six months of a decision on the need for review of the LDP.

5. Next steps

Public consultation

5.1.1 Public consultation on a draft Delivery Agreement was undertaken for an eight week period from 19 May to 14 July 2025. Officers considered consultation responses and prepared a Report of Consultation. The National Park Authority considered the Report of Consultation and approved the Delivery Agreement on 10 September 2025. The Delivery Agreement was agreed by the Welsh Government on 3 October 2025. A revision was made to the timescale for the LDP 3 covering the period 1 April 2025 to 31 March 2040 to align with the annual monitoring cycles and consequential amendments were made to the Delivery Agreement. The Delivery Agreement, version 2, was approved by the National Park Authority on 17 December 2025 and agreed by the Welsh Government on 17 December 2025.

Publication of Delivery Agreement

5.1.2 Once agreed by Welsh Government, the approved Delivery Agreement will be published on the Authority's website and the Authority must undertake preparation of LDP3 in accordance with the timetable and Community Involvement Scheme.

6. Useful Contacts

National Park Authority

For further information you can contact:

Strategic Policy Team
Pembrokeshire Coast National Park Authority
Llanion Park
Pembroke Dock
Pembrokeshire
SA72 6DY

Website: www.pembrokeshirecoast.org.uk

Email: devplans@pembrokeshirecoast.org.uk

Phone: 01646 624 800

Planning Aid Wales

Planning Aid is a voluntary service linked to the Royal Town Planning Institute, offering free, independent and professional advice on town planning matters to community groups and individuals who cannot afford to employ a planning consultant. The contact details are:

Website: https://www.planningaidwales.org.uk/contact-us/

Email: info@planningaidwales.org.uk

Phone: 029 2062 5004

Or write: Planning Aid Wales, 12 Cathedral Road, Cardiff. CF11 9LJ

See guidance: Development Plans Community Guide produced by Welsh Government and Planning Aid Wales (May 2022)

Community-Development-Plans-Guide-English.pdf

Appendix 1 'Soundness Tests'

The fundamental concept of the Local Development Plan system is that the plan is the product of a thorough and comprehensive process of engagement with the community, where the planning authority has refined the options to produce what it considers to be a sound plan. The presumption will therefore be that the Local Development Plan is sound unless it is shown to be otherwise as a result of evidence considered at the examination.

Consequently, those who object will need to show why the plan is not sound. Everyone making representations on the Local Development Plan will be encouraged to relate their comments to the tests of soundness.

Nonetheless, it is the responsibility of the appointed Inspector at the examination stage, to consider the soundness of the plan as a whole and ensure that it satisfies the statutory requirements for its preparation. Whilst Inspectors will still consider individual objections it will be on the basis of how these address the plans' overall soundness.

The examination is based on the Inspector's assessment of matters and issues in the Plan and is not driven by representations received during the plan's preparation. A number of hearing sessions will be held which will be structured around the matters and issues identified by the Inspector as critical to the soundness of the plan.

The tests of soundness relate to three areas:

Soundness Test 1: Does the plan fit? (i.e. is it clear that the LDP is consistent with other plans?)

Guidance set out in 'Local Development Plan Examinations: Procedural Guidance' (page 43) states "The LPA should:

- Explain how strategic policies and allocations are consistent with national policy, the Future Wales – The National Plan 2040, well-being goals and the Welsh National Marine Plan (if applicable);
- Avoid wasteful/unnecessary repetition of national development management policies;
- Explain how the plan takes account of other plans/strategies, for example of transport bodies, utility companies and agencies providing services in the area, including their future plans and any requirements for land and premises;
- Explain how the plan relates to the Well-being Plan or the National Park Management Plan (if applicable), identifying policies and proposals

which deliver key components of that strategy which relate to the use and development of land; and
- Demonstrate how the plan is consistent with those of neighbouring LPAs."

Soundness Test 2: Is the plan appropriate? (i.e. is the plan appropriate for the area in light of the evidence?)

The Development Plans Manual (edition 3) identifies the following questions:

- Is it locally specific?
- Does it address the key issues?
- Is it supported by robust, proportionate and credible evidence?
- Can the rationale behind the plan's policies be demonstrated?
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development?
- Are the vision and the strategy positive and sufficiently aspirational?
- Have the 'real' alternatives been properly considered?
- Is it logical, reasonable and balanced?
- Is it coherent and consistent?
- Is it clear and focused?

Soundness Test 3: Will the plan deliver? (i.e. is it likely to be effective?)

The Development Plans Manual (edition 3) identifies the following questions:

- Is it locally specific?
- Does it address the key issues?
- Is it supported by robust, proportionate and credible evidence?
- Can the rationale behind the plan's policies be demonstrated?
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development?
- Are the vision and the strategy positive and sufficiently aspirational?
- Have the 'real' alternatives been properly considered?
- Is it logical, reasonable and balanced?
- Is it coherent and consistent?
- Is it clear and focused?

Appendix 2: Detailed stages of LDP 3 preparation

Delivery Agreement					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome/ Reporting mechanism**
Draft Delivery Agreement (LDP Regulation 6 and 8)	Set out the timetable for preparing LDP 3 and the Community Involvement Scheme	April /May 2025	Strategic Policy team Members	Workshop for Members held 2 April 2025	Draft Delivery Agreement prepared by officers

Delivery Agreement					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome/ Reporting mechanism**
Consultation on draft Delivery Agreement (LDP Regulation 7)	Inform stakeholders and public on the preparation of LDP 3 Seeks views of stakeholders and public on the draft Delivery Agreement	Eight week public consultation undertaken 19 May to 14 July 2025	Strategic Policy team All consultees[23]	Publication on website Notification via email/letter to all consultees	Publication of draft Delivery Agreement for consultation online and at Llanion office

[23] includes NPA Members, general public registered on the LDP contact list, Town, City and Community Councils and Councillors, Specific Consultation Bodies, General Consultation Bodies and other consultees, key stakeholders and developers, landowners and agents registered on the LDP contact list

Delivery Agreement					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome/ Reporting mechanism**
Finalise Delivery Agreement and gain approval from Welsh Government (LDP Regulation 9)	Amend Delivery Agreement following consultation and seek approval by the National Park Authority and Welsh Government.	Consider responses in August 2025. Seek NPA approval in September Submit to Welsh Government for approval September/October 2025	Strategic Policy team NPA Members Welsh Government	Delivery Agreement presented to NPA Members and submitted to Welsh Government for approval	Publication of Approved Delivery Agreement on website

Delivery Agreement					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome/ Reporting mechanism**
Publication of approved Delivery Agreement (LDP Regulation 9 and 10)	Inform all consultees of the agreed Delivery Agreement	October/November 2025	LDP Team	Publication on website Notification via email to everyone/letter to those who requested one. Paper copy available at National Park office, Llanion Park, Pembroke Dock.	Publication of approved Delivery Agreement on website and paper copy available to view at Llanion Park.

Pre-deposit Participation					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Prepare LDP 3 evidence base, including SA/SEA baseline and assessment framework (LDP Regulation 14)	To inform LDP 3 vision, objectives, strategy and policies	November 2025 to October 2026	Strategic Policy team Key stakeholders NPA Members Town, City and Community Councils Councillors Specific/general/other consultation bodies as required. Consultants (where necessary)	Members workshops	Topic / background papers and SA/SEA Scoping Report

Pre-deposit Participation					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Call for Candidate Sites (LDP Regulation 14)	Identify potential development sites	3 month period from January to March/April 2026	Open to all	Publication on website Notification via email/letter to all consultees[24] Paper copy available at National Park office, Llanion Park. Press release and use of social media Workshop for any interested parties but aimed at landowners/agents/RSLs/City, Town, City and Community Councils	Preparation of Candidate Site Register

[24] (includes NPA Members, The general public registered on the LDP contact list, Town, City and Community Councils and Councillors, Specific Consultation Bodies, General Consultation Bodies and other consultees, key stakeholders and developers, landowners and agents registered on the LDP contact list)

Pre-deposit Participation					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Assess candidate sites and prepare Candidate Site Register of all sites received (LDP Regulation 14)	To provide clarity and transparency on sites received and their assessment	May to June 2026	Strategic Policy Team PCC's relevant departments NRW, DCWW, Welsh Government	Consultation with relevant statutory undertakers on site selection	Preparation of Candidate Site Register
Prepare SA/SEA Scoping Report	To establish the baseline, review relevant plans, programmes and policies and establish the assessment framework	May 2025 to December 2025	Strategic Policy team	Engagement with statutory consultees of Cadw and NRW as necessary	Scoping Report

Pre-deposit Participation					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Consultation of SA/SEA Scoping Report	Invite comments on the Scoping Report	January to February 2026	Minimum 5 week consultation with statutory consultation bodies NRW and Cadw notified via email Available on website for anyone to comment	Workshop for Members Email NRW and Cadw Publication on website	Report of consultation

Pre-deposit Participation					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Identification of vision, issues and objectives	To identify key issues and develop the LDP vision and objectives	October 2025 to February 2026 with consultation January to February 2026	Strategic Policy Team NPA Members Key stakeholders City, Town and Community Councils and Councillors	Workshop for Members Meetings with Key Stakeholders as required Publication on website Notification via email/letter to all consultees[25] Paper copy available at National Park office, Llanion Park. Online workshop for City, Town and Community Councils and Councillors	Build consensus on key issues, vision and objectives for the preferred strategy

Pre-deposit Participation					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Identification and assessment of growth options by SA/SEA and impact assessments	To identify and assess growth options to inform the preferred strategy	December 2025 to June 2026	Strategic Policy Team NPA Members Pembrokeshire County Council's relevant departments City, Town and Community Councils and Councillors	Workshop for Members Meetings with PCC's departments Online workshop for City, Town and Community Councils and Councillors	Build consensus on the preferred growth option for the preferred strategy

[25] (includes NPA Members, The general public registered on the LDP contact list, Town, City and Community Councils and Councillors, Specific Consultation Bodies, General Consultation Bodies and other consultees, key stakeholders and developers, landowners and agents registered on the LDP contact list)

Pre-deposit Participation					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Identification and assessment of spatial strategy options by SA/SEA and prepare impact assessments	To identify and assess spatial strategy options to inform the preferred strategy	March to August 2026	Strategic Policy Team NPA Members Pembrokeshire County Council's relevant departments City, Town and Community Councils	Workshop for Members Meetings with PCC's departments Questionnaire for City, Town and Community Councils	Build consensus on the preferred spatial strategy option for the preferred strategy

Pre-deposit public consultation on the Preferred Strategy					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Preparation of Preferred Strategy and initial SA/SEA report, impact assessments and HRA report and seek NPA approval for consultation	To seek NPA approval for consultation	August 2026 to December 2026	Strategic Policy Team NPA Members	Presentation to National Park Authority	Obtain approval to undertake public consultation

Consultation on Preferred Strategy, accompanying evidence base documents, candidate site register, initial SA/SEA, impact assessments and HRA (LDP Regulation 15 and 16)	To provide an opportunity for all to submit representations on the preferred strategy and accompanying documents	Minimum 6 week consultation period January to March 2027	Strategic Policy team Open to all	Website Paper copy of Preferred Strategy available at Llanion Park, Oriel y Parc and at Newport, Tenby and Saundersfoot libraries. Paper copies of the evidence base, background documents or impact assessments will be made available on request only. Notification via email/letter to all consultees[26] Social media	Report of consultation

Pre-deposit public consultation on the Preferred Strategy					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
				Press release Drop-in sessions at key locations in the National Park	

[26] (includes NPA Members, The general public registered on the LDP contact list, Town, City and Community Councils and Councillors, Specific Consultation Bodies, General Consultation Bodies and other consultees, key stakeholders and developers, landowners and agents registered on the LDP contact list)

Pre-deposit public consultation on the Preferred Strategy					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Consider duly made consultation responses and prepare initial Consultation Report (LDP Regulation 16 and 16A)	To respond to comments received via a report of consultation and make changes to the Preferred Strategy where required	April to June 2027	Strategic policy team to consider duly made representations	Not applicable	Initial Consultation Report

Deposit Plan					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Preparation of Deposit Plan and SA/SEA report, impact assessments and HRA and seek NPA approval for consultation	Prepared Deposit documents and SA/SEA, impact assessments and HRA and obtain Member approval for statutory consultation	July 2027 to February 2028	Strategic Policy Team NPA Members	Presentation to National Park Authority	Approval to undertake consultation

Consultation on Deposit Plan, accompanying evidence base documents, initial consultation report, SA/SEA, impact assessments and HRA (LDP Regulation 17 and 18)	To provide an opportunity for all to submit representations on the preferred strategy and accompanying documents	Minimum 6 week consultation period March to May 2028	Strategic Policy team Open to all	Website Paper copy of the Deposit Plan and Proposals Maps available at Llanion Park, Oriel y Parc and at Newport, Tenby and Saundersfoot libraries. Paper copies of the evidence base, background documents or impact assessments will be made available on request only. Notification via email/letter to all consultees[27] Social media	Acknowledge receipt of duly made representations

Deposit Plan					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
				Press release Drop-in sessions at key locations in the National Park	

[27] (includes NPA Members, The general public registered on the LDP contact list, Town, City and Community Councils and Councillors, Specific Consultation Bodies, General Consultation Bodies and other consultees, key stakeholders and developers, landowners and agents registered on the LDP contact list)

Deposit Plan					
Key stage	**Purpose**	**Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Consider duly made consultation responses and prepare Consultation Report (LDP Regulation 18 and 19)	To document, consider and address comments received via a report of consultation to be submitted to Welsh Ministers for examination.	June to September 2028	Strategic policy team to consider duly made representations and how they should be addressed in the LDP	Report of consultation to be published on website	Report of consultation

Submission of LDP 3 for examination					
Key stage	**Purpose**	**Indicative Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
NPA to approve submission of LDP 3 for examination	To obtain Member approval for submission of LDP 3 for examination	September / October 2028	Strategic Policy Team NPA Members	Presentation to National Park Authority	Approval for submission of LDP 3 for examination
Submission of LDP 3 for independent examination (LDP Regulation 22)	Submit LDP 3 for examination	October 2028	Strategic Policy Team	Statement on website Notification by email/letter to all consultees[28]	Submission of LDP 3 for examination

[28] (includes NPA Members, The general public registered on the LDP contact list, Town, City and Community Councils and Councillors, Specific Consultation Bodies, General Consultation Bodies and other consultees, key stakeholders and developers, landowners and agents registered on the LDP contact list)

Independent examination					
Key stage	**Purpose**	**Indicative Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Pre-hearing meeting	Pre-hearing meeting to identify the issues and format for the hearing sessions	December 2028	Inspector from Planning Environment and Decisions Wales Programme Officer Strategic Policy team Relevant departments from PCC All those who made duly made recommendations will be notified	Notification by email or letter to all consultees Information will be available on the website The Inspector will determine the procedure	Progression to hearing sessions

Independent examination					
Key stage	**Purpose**	**Indicative Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Hearing sessions	Inspector examines the soundness of the Plan in hearing sessions	February / March 2029	Inspector from Planning Environment and Decisions Wales Programme Officer Strategic Policy team Relevant departments from PCC All those who made duly made representations at Deposit stage	The Inspector will determine the procedures for the examination Information published on the website	Publication of Inspector's Report

Independent examination					
Key stage	**Purpose**	**Indicative Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Receipt of Inspector's Report (LDP Regulation 24)	The Inspector's Report will detail binding changes to LDP 3. The Inspector's report will be fact checked by the Strategic Policy team	September 2029	Planning Inspector Strategic Policy team NPA Members	Publication of Inspector's Report on website Notification by email/letter to all consultees[29] Paper copy available at Llanion Park Brief NPA Members on the Inspector's Report	Publication of Inspector's Report on website

[27] (includes NPA Members, The general public registered on the LDP contact list, Town, City and Community Councils and Councillors, Specific Consultation Bodies, General Consultation Bodies and other consultees, key stakeholders and developers, landowners and agents registered on the LDP contact list)

Adoption					
Key stage	**Purpose**	**Indicative Timescale**	**Who will be involved?**	**Method of engagement**	**Outcome / Reporting mechanism**
Adoption of LDP 3 by the National Park Authority	To adopt LDP 3 within 8 weeks of receipt of the Inspector's Report	November 2029	NPA Members Strategic Policy team	Presentation to National Park Authority	NPA agreement to adopt LDP 3.
Publish LDP 3, adoption statement, final SA/SEA Report	To inform all consultees of the adoption of LDP 3	Following adoption	Strategic Policy team	Website Notification by email/letter to all consultees[30] Social media Press release	Adopted LDP 3 available on website

[30] (includes NPA Members, The general public registered on the LDP contact list, Town, City and Community Councils and Councillors, Specific Consultation Bodies, General Consultation Bodies and other consultees, key stakeholders and developers, landowners and agents registered on the LDP contact list)

Appendix 3: Risks for the timetable

Issue	Risk Level	Potential Impact	Mitigation
Staff shortages	Medium	Programme Slippage	Seek assistance from other planning authorities. Prioritise staff advertising. Service Level Agreement in place with National Park Authorities.
Evolving National Legislation/ Policy/Governance issues	High	Programme Slippage	Monitor and address where feasible.
Election cycles	Medium	Programme Slippage	Local elections are due in May 2027. Schedule member training after elections
West Wales Strategic Development Plan	Low	Programme Slippage if staff have to contribute	Communicate resource implications when agreeing staffing and resourcing for SDP.
Lack of financial resources	Medium	Programme Slippage	Bid for resources as part of budget round and programme accordingly. Reduce costs by working collaboratively with neighbouring authorities where possible. Reserve accrued for LDP 3 and

Issue	Risk Level	Potential Impact	Mitigation
			independent examination
Unanticipated levels of objection	Medium	Programme Slippage	Ensure suitable opportunities for collaboration and engagement with stakeholders and the community. Provide flexibility in the timetable.
Planning Inspectorate or statutory consultees unable to meet timetable	Low	Programme Slippage	Liaise with the Planning Inspectorate at key stages of Plan preparation and during the preparation of the Service Level Agreement
Plan fails the test of soundness	Medium/ High	Part of the Plan is excluded or changed Additional material needs to be included in the Plan before adoption All the Plan withdrawn	Liaise with Welsh Government and Authority Members and ensure plan procedure and content are sound as it progresses to submission for examination.
Difficulty in acquiring necessary information / expertise to inform LDP 3	Medium	Programme slippage	Engage with consultants early on for key topic areas
Delays in printing or translation	Low	Programme slippage.	Ensure approach to formatting and presentation is not dependent on

Issue	Risk Level	Potential Impact	Mitigation
			significant graphics input. Ensure Translators are available for the translation of substantive documents.
Legal Challenge	Low	Adopted Plan quashed Additional workload	Ensure the statutory requirements are complied with. Liaise with the Welsh Government regarding mitigation measures.

Appendix 4 Consultation Groups

Groups representing community needs

Adferiad Recovery (Formerly Hafal)
Age Cymru Pembrokeshire
Citizens Advice Pembrokeshire
Equality and Human Rights Commission
Communities First (Llanion West, Monkton)
Disability Wales
Disabled Persons Transport Advisory Committee
Diversity Team Dyfed Powys Police
Merched y Wawr Sir Benfro
Mind Cymru Pembrokeshire
Path Pembrokeshire
Pembrokeshire Association of Voluntary Services (PAVs) – see list below
Pembrokeshire Blind Society
Pembrokeshire Care Society
Sign and Share Club
Pembrokeshire Deaf Children's Society
Wales Council for the Deaf
Pembrokeshire Federation of Women's Institutes
Pembrokeshire 50 Plus Forum
Pembrokeshire Gypsy and Traveller Communication Group, chaired by Pembrokeshire County Council

Pembrokeshire Youth Service
Shelter Cymru
Ethnic Inclusion Foundation
Wales Council for Voluntary Action
Active Wales
West Wales Action for Mental Health
Youth Hostel Association

Groups & Organisations Represented by Pembrokeshire Association of Voluntary Services include

Arts Groups
Carers
Charities
Children's Groups
Community Groups
Disability Groups
Education and Training Groups
Environmental Groups
Faith Groups
Health Groups
Heritage and Culture Groups
Homeless
Horticultural Groups

Housing Groups
Religious Groups
Residents and Tenant Associations
Scouts
Senior Citizens
Sports and Recreational Clubs
Voluntary Transport Groups
Welsh Language Groups
Women's Aid
Women's Institutes
Young Farmers
Youth Groups

Specific Consultation Bodies and UK Government Departments

British Gas, Ecotricity, EDF, Eon, Dwr Cymru, Good Energy, London Energy, Scottish Power, National Grid Company, Western Power Distribution, OFCOM, Openreach, Utilita, BT Group plc, EE, Vodaphone, O2, 3 (Three), Virgin Media,
CADW
Carmarthenshire County Council
Ceredigion County Council
Department of Energy Security and Net Zero
Department for Business and Trade
Department for Transport

Dŵr Cymru
Home Office
Ministry of Defence
Natural Resources Wales
Network Rail
Pembrokeshire County Council
Pembrokeshire Service Board (PSB)
Hywel Dda University Health Board
Persons owning or controlling electronic apparatus
Secretary of State for functions previously exercised by the Strategic Rail Authority)
Town and Community Councils (and neighbouring town and community councils) see separate list below
UK Ltd,
Welsh Government – range of departments including planning

Town, city and Community Councils *[31]

Amroth
Angle
Brawdy
Burton

[31] *Completely outside, but adjacent to the National Park.

Camrose
Cardigan*
Carew
Cilgerran*
Cilymaenllwyd*
Clunderwen*
Cosheston
Crymych
Cwm Gwaun
Dale
Dinas Cross
East Williamston*
Eglwyswrw
Eglwyscummin*
Fishguard and Goodwick Town
Freystrop
Hayscastle
Herbrandston
Hook
Hundleton
Jeffreyston
Johnston

Kilgetty/Begelly
Lamphey
Llangwm
Llanrhian
Llawhaden
Maenclochog
Manorbier
Marloes and St Brides
Martletwy
Mathry
Merlin’s Bridge
Milford Haven
Mynachlogddu
Nevern
Newport Town
Nolton and Roch
Pembroke Town*
Penally
Pencaer
Puncheston
Saundersfoot
Scleddau

Solva
St Davids City
St Dogmaels
St Florence*
St Ishmaels
St Mary Out Liberty
Stackpole and Castlemartin
Tenby Town
The Havens
Uzmaston, Boulston and Slebech
Walwyns Castle
Y Ferwig*

General Consultation Bodies

(i) Voluntary bodies benefiting the area	see 'Groups representing community needs' list
(ii) Bodies representing the interests of different racial, ethnic or national groups in the area	Citizen's Advice Pembrokeshire Equality and Human Rights Commission Gypsy Council UK Friends, Families and Travellers (FFT) Ethnic Inclusion Foundation Active Wales

	Pembrokeshire Gypsy and Traveller Communication Group chaired by Pembrokeshire County Council
(iii) Bodies which represent the interests of different religious groups in the area	Orthodox Christian Church in Wales Representative Body of the Church of Wales The Catholic Church in England and Wales The Methodist Church in Wales The Presbyterian Church in Wales Hindu Council UK Muslim Council of Britain Jewish Leadership Council Muslim Council of Wales West Wales Islamic Cultural Association & Masjid Hope Church Pembrokeshire
(iv) Bodies which represent the interests of disabled persons in the area	Disability Wales Disabled Persons Transport Advisory Committee Mind Cymru Wales Council of the Blind Wales Council for Deaf People Wales Council for Voluntary Action Mental Health Matters Wales West Wales Action for Mental Health Alzheimer's Society CWTCH Pembrokeshire

	DPJ Foundation HOPE MS Therapy Centre Learning Disability Wales Mencap Cymru AP Cymru- The Neurodiversity Charity Wales Pembrokeshire Cancer Support
(v) Bodies which represent the interests of persons carrying on business in area.	British Holiday and Home Parks Association Environmental Services Association Celtic Freeport Confederation of British Industry (CBI Wales) Home Builders Federation Visit Pembrokeshire Renewable UK Campaign for Real Ale Country Land & Business Association Farmers Union Wales Federation of Small Businesses Federation of Master Builders Pembrokeshire Agricultural Society (Show Committee) National Farmers Union of Wales Rail Freight Group South and West Wales Institute of Directors South Wales Sea Fisheries Committee

(vi) Bodies which represent the interests of Welsh culture in the authority's area.	Cadw Heneb Menter Iaith Sir Benfro Cymdeithas y Iaith Sir Benfro Pembrokeshire Historic Buildings Trust Wales REACH Urdd Gobaith Cymru Pembrokeshire Historical Society The National Trust

Other Consultees

Airport Operators
British Aggregates Association
British Geological Survey
Canal and River Trust, canal owners and navigation authorities
Centre for Ecology and Hydrology
Centre for Alternative Technology
Chambers of Trade and Commerce, local CBI and local branches of Institute of Directors
Civil Aviation Authority
Coal Authority
Coastguard
Country Land and Business Association
Crown Estate Office
Design Commission for Wales

Disability Wales
Disability Rights UK
Disabled Persons Transport Advisory Committee
Education and Training Groups operating in Pembrokeshire
Electricity, Gas and Telecommunications Companies and the National Grid Company
Environmental groups at national and regional level
Environmental Services Agency (Waste)
Equality and Human Rights Commission
Estate Agents operating in Pembrokeshire
Farmers Union Wales
Federation of Small Businesses
Fields in Trust
Fire and Rescue Services
Freight Transport Association
Gypsy Council UK
Harbour Authorities
Health and Safety Executive (HSE)
Home Builders Federation
Local community, conservation and amenity groups, including Agenda 21
Groups/Civic Societies
Local transport operators
Local businesses operating in Pembrokeshire
Mineral Operators in Pembrokeshire
National Farmers Union of Wales

Un Llais Cymru One Voice Wales
Planning Aid Wales
Port Operators
Post Office Property Holdings
Planning bodies and Consultants
Princes Gate
Professional Bodies not specifically listed (e.g. Royal Institution of Chartered Surveyors Wales, Royal Town Planning Institute in Wales, Chartered Institute of Housing Cymru, Institution of Civil Engineers, Chartered Institution of Waste Management)
Public Health Wales
Minerals Products Association
Rail Freight Group
RNLI Stations in Pembrokeshire
South West Wales Corporate Joint Committee
Sport Wales
Statkraft
Train Operating Companies
Wales Council for Voluntary Action
Water Companies
Waste Operators in Pembrokeshire
Welsh Environmental Services Association (representing waste industry)
Welsh Language Commissioner
Valero Pembrokeshire Refinery

Key Stakeholders

British Holiday and Home Parks Association
CADW
Carmarthenshire County Council
Ceredigion County Council
Dwr Cymru Welsh Water - Developer Services
South Wales Trunk Road Agency
Heneb
Hywel Dda University Health Board
Home Builders Federation
Public Service Board c/o Pembrokeshire County Council
Un Llais Cymru One Voice Wales
Natural Resources Wales
Pembrokeshire Planning Agents c/o Pembrokeshire County Council
Pembrokeshire Association of Voluntary Services (PAVs)
Pembrokeshire Coastal Forum
Community Energy in Pembrokeshire
Pembrokeshire County Council
PLANED
South West Wales Mineral Planning Group
South Wales Regional Aggregates Working Party
South West Wales Waste Planning Group

Welsh Government

Appendix 5 'Glossary of Terms'

Annual Monitoring Report (AMR)	This will assess the extent to which policies in the adopted local development plan are being successfully implemented (Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended)
Baseline	A description of the present state of an area against which to measure change.
Candidate Site	Candidate Sites are those nominated by anyone for consideration by the LPA as allocations in an emerging LDP.
Candidate Sites Register	Register of candidate sites prepared following a call for candidate sites by the LPA.
Community	People living in a defined geographical area, or who share other interests and therefore form communities of interest.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local planning authorities to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. The National Park Authority does not have an adopted CIL.
Community Involvement Scheme (CIS)	Sets out the project plan and policies of the LPA for involving local communities, including businesses, in the preparation of local development plans. The CIS is submitted to the Welsh Government as part of the Delivery Agreement for agreement.
Consensus building	A process of early dialogue with targeted interest groups to understand relevant viewpoints and agree a course of action.
Consultation	A formal process in which comments are invited on a particular topic or set of topics, or a draft document.

Consultation Body	An authority with environmental responsibilities concerned by the effects of implementing plans and programmes and which must be consulted under the SEA Regulations; i.e. Natural Resources Wales (NRW) and Cadw.
Consultation exercise	A single consultation project focused on a defined objective and usually part of an overall consultation programme.
Contextual Indicator	An indicator used to monitor changes in the context within which the plan is being implemented.
Delivery Agreement (DA)	A document comprising the LPA's timetable for the preparation of the LDP together with its Community Involvement Scheme, submitted to the Welsh Government for agreement.
Deposit Plan	This is a full draft of LDP 3 which is made available for public consultation for a minimum period of six weeks prior to the plan being submitted for examination by an Inspector.
Development management policies	A suite of criteria-based policies which will ensure that all development within the area meets the aims and objectives set out in the Strategy.
Dialogue methods	Different techniques of interaction that build a continuous dialogue between and among affected groups.
Duly made	Representations to the development plan consultation which are made in the correct manner and within the specified consultation time period.
Engagement	A process which encourages substantive deliberation in a community. Proactive attempt to involve any given group of people/section of the community.
Environmental Report	Document required by the SEA Regulations which identifies, describes and appraises the likely significant effects on the environment of implementing the plan, see Sustainability Appraisal Report.

Evidence Base	Interpretation of Baseline or other information/data to provide the basis for plan policy.
Examination	The examination involves public examination of the Deposit LDP 3, the Deposit representations, the report of consultation, evidence base/background documents and the Sustainability Appraisal Report and impact assessments. This is carried out by Planning and Environment Decisions Wales (PEDW) on behalf of the Welsh Government.
Focussed Change (FC)	Changes proposed to the deposit LDP prior to submission that are extremely limited in number, that reflect key pieces of evidence, but do not go to the heart of the plan.
Habitats Regulations Assessment (HRA)	Habitats Regulations Assessment (HRA) relates to the assessment of the impacts of a plan (or project) against the nature conservation objectives of the National Site Network (Special Areas of Conservation SACs and Special Protection Areas SPAs) for any likely significant effects. HRA also ascertains whether the proposed plan would adversely affect the integrity of the site.
Indicator	A measure of variables over time, often used to a measure achievement of objectives.
Initial SA Report	A term used in the Development Plans Manual to refer to the SA Report, produced at the Preferred Strategy stage. This assesses the LDP options against the SA framework. The report is then expanded at the Deposit LDP stage and finalised alongside the Adoption Statement.
Inspector's Report	The Report prepared by an independent Inspector who examines LDP 3. The Inspector's Report contains recommendations on the content of the final LDP 3 and is binding upon the Authority. The Authority must adopt LDP 3 within 8 weeks of receipt of the Inspector's Report.
Involvement	Generic term to include both participation and consultation techniques.
LANDMAP	LANDMAP is the formally adopted methodology for landscape assessment in Wales; therefore all landscape

	work and assessments of the effects arising from a proposals impact on the landscape in Wales should include LANDMAP
LDP (or Deposit) Documents	These include the deposit LDP, the Sustainability Appraisal report, the initial consultation report, the candidate sites register, the Review Report (if appropriate), any relevant supporting documents.
Local Development Plan (LDP)	The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local planning authority area for the purposes of the Act. It should include a vision, strategy, area-wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection. Policies and allocations must be shown geographically on the Proposals Map forming part of the plan.
Local Planning Authority (LPA)	A planning authority responsible for the preparation of an LDP; i.e. County or Borough Council, or National Park Authority.
Local Well-being Plan	Under The Well-being of Future Generations (Wales) Act 2015 Public Service Boards were established for each local authority area to prepare a Well-being Plan.
Marine Plan	The Welsh National Marine Plan prepared under the Marine and Coastal Access Act 2009.
Matters Arising Change (MAC)	Change after submission of an LDP for examination, where the appointed Inspector concludes the change is necessary for soundness having considered all the evidence submitted to the examination.

Mitigation	Measures to avoid, reduce or offset significant adverse effects.
National Park Partnership Plan (NPPP)	In national park areas the National Park Partnership Plan (which was formerly known as the Management Plan) is the strategic over-arching policy document, co-ordinating and integrating other plans, strategies and actions where these affect the Park purposes and duties; it should inform the LDP.
Objective	A statement of what is intended, specifying the desired direction of change in trends.
Output Indicator	An indicator that measures the direct output of the plan. These indicators measure progress in achieving the plan's objectives, targets and policies.
Participation	A process whereby stakeholders and the community can interface with plan makers.
Partners	Other local/NP authority departments and statutory bodies where the LDP will help to deliver some of the objectives of their strategies. Partners may be expected to contribute to formulating relevant parts of the LDP.
Planning and Environment Decisions Wales (PEDW)	An independent body who will be responsible for the formal examination of LDP2.
Pre-deposit proposals documents	Pre-deposit proposals documents is defined in the LDP Regulations as the list of documents that will be made available during the Preferred Strategy consultation and includes the vision, strategic options, preferred strategy, key policies, the Sustainability Appraisal report, the candidate sites register, Review Report.
Pre-deposit stage	The participation and consultation stages prior to deposit stage.
Preferred Strategy	This sets out the broad strategic direction for LDP 3. This includes the preferred level of growth along with the spatial

	strategy for distributing the growth. It also includes the vision, issues and objectives of the Plan.
Press Releases	The Authority's press releases to local or Welsh media including newspapers, radio and television news stations as appropriate. Media may choose not to print or broadcast the news item.
Review Report	The required statutory report under S69 of the 2004 Act and/or Reg41; to conclude on the LDP revision procedure to be followed based on a clear assessment of what has been considered and what needs to change and why, based on evidence.
Scoping SA	The process of deciding the scope and level of detail of an SA, including the sustainability effects and options which need to be considered, the assessment methods to be used, and the structure and contents of the SA Report.
Service Level Agreement (SLA)	An agreement with a statutory agency which sets the standards which it will aim to meet, and the costs arising. The Planning Inspectorate agrees one with the LPA in respect of an LDP examination, setting out the likely timescales and cost of the examination and providing the LPA with clear guidance on the nature of their own responsibilities.
Short form revision procedure	May be appropriate for circumstances where the issues involved are not of sufficient significance to justify undertaking the full plan revision procedure.
Significant effect	Effects which are significant in the context of the plan (Schedule 1 of the SEA Regulations gives criteria for determining the likely significance of effects on the environment).
Significant Effects Indicator	An indicator that measures the significant effects of the plan.
Site specific allocations	Allocations of sites (proposals) for specific or mixed uses or development contained in a local development plan. Policies will identify any specific requirements for individual

	proposals. Allocations will be shown on the LDP's proposals map.
Soundness	In order to be adopted, an LDP must be determined 'sound' by the examination Inspector (S64 of the 2004 Act). Tests of soundness tests and checks are identified in PPW (ch2) and the Manual (ch6).
Stakeholders	Interests directly affected by the LDP (and/or SEA) - involvement generally through representative bodies.
Statement of Common Ground (SocG)	The purpose of a SOCG is to establish the main areas of agreement between two or more parties on a particular issue.
Strategic Development Plan (SDP)	A Strategic Development Plan is a regional development plan to cover cross-boundary issues. It will be prepared by a Corporate Joint Committee across a region. LDPs must be in general conformity with SDPs once adopted.
Strategic Environmental Assessment (SEA)	Generic term used internationally to describe environmental assessment as applied to plans and programmes. SEA process is derived from European legislation and defined at European level – Directive 2001/42/EC. The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (SEA Regulations) require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use".
Supplementary Planning Guidance (SPG)	Supplementary information in respect of the policies in an LDP. SPG does not form part of the development plan and is not subject to independent examination but must be consistent with it and with national planning policy.

Sustainability Appraisal (SA)	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the 2004 Act to undertake SA of the LDP. This form of SA fully incorporates the requirements of the SEA Regulations. The term is used in this Delivery Agreement to include Strategic Environmental Assessment, unless otherwise made clear.
Sustainability Appraisal Framework	This comprises the identified SA objectives against which LDP options are then assessed.
Sustainability Appraisal Report (SA Report)	A document required to be produced as part of the SA process to describe and appraise the likely significant effects on sustainability of implementing the LDP, which also meets the requirement for the Environmental Report under the SEA Regulations. S62(6) of the 2004 Act requires each LPA to prepare a report of the findings of the SA of the LDP. - The SA Report is first produced at the Preferred Strategy stage (the Interim SA Report), expanded at the Deposit LDP stage and finalised alongside the Adoption Statement.
The 2004 Act	The Planning and Compulsory Purchase Act 2004.
Workshop	Where a group have the opportunity to engage in group debates and practical exercises with a written or drawn 'output'.