

**APPENDIX B**

# **Pembrokeshire Coast National Park**

## **Local Development Plan - end date 2021**

**Preferred Strategy**  
(Pre-Deposit Local Development Plan documents)

**PEMBROKESHIRE COAST NATIONAL PARK  
AUTHORITY**

**CORE GROUP MEETING SEPTEMBER 2007**

accessibility, impact on the National Park settlements and in the prudent use of the scarce National Park resource.<sup>133</sup>

#### Key Actions outside the Plan

- 4.98 Settlements that include employment allocations are highly likely to need public funding to help unlock sites through the Department of Economy and Transport at the Welsh Assembly Government and Pembrokeshire County Council.

#### D. Affordable housing and housing provision

- 4.99 Policy Option \* on the scale and location of growth seeks to continue the Authority's current approach of meeting the needs of the local population where this is possible within the Park's landscape capacity.
- 4.100 The overall household growth for the Park as derived on a pro-rata basis from the overall Welsh Assembly Government population projection figures for Pembrokeshire shows a potential to increase the number of dwellings from 9,862 to 12,114, an increase of 2,252. Taking away the 444 completions that have taken place in the Park between 2001 and 2006 this leaves a figure of 1,904 or 126 per annum as a guide to housing provision. Breaking this down into sub areas of the Park this would mean:

Households	2001	2021	Completions 01 to 06	06 to 21 Requirement	Annual Requirement
Newport	554	680	20	106	7
Saundersfoot	1238	1519	34	261	17
St Davids	809	992	32	163	11
Tenby	2300	2821	90	501	33
Rural Centres & Countryside	4961	6,102	268	873	58
<b>Total</b>	<b>9862</b>	<b>12,114</b>	<b>444</b>	<b>1904</b>	<b>126</b>

- 4.101 To find out what land can be made available, without compromising the Park's landscape, a survey of land available and suitable for housing has been undertaken and the estimated supply of residential units can be provided (an estimated residential per annum). This level of provision would be compatible with the need to protect the National Park's landscape. A density of 30 dwellings per hectare is proposed in the plans identified 'Centres' to make best use of the land made available.<sup>134</sup> A further small contribution from windfall<sup>135</sup> sites is likely through opportunities provided in countryside locations and through unforeseen opportunities in the Centres. This supply of residential units is in addition to land with planning permission.

	A	B	C	D	E (=C+D/15)
Households	06 to 21 Requirement	Annual Requirement	06 to 21 Provision	06 land with planning permission	Annual Provision
Newport	106	7			

<sup>133</sup> For further information please see Management Plan and Local Development Plan, Sustainability Appraisal, Preferred Options, Pembrokeshire Coast National Park Authority, \* 2007, Policy Options 34 to 36, page \*.

<sup>134</sup> See Potential Sites, Background Paper, National Park Authority, October 2007 & Housing Background Paper, National Park Authority, July 2007 and Settlement Study by John Campion, date\*

<sup>135</sup> unforeseen contributions to the housing land supply through for example, demolition or reuse of buildings.

Saundersfoot	261	17
St Davids	163	11
Tenby	501	33
Rural Centres & Countryside	873	58
<b>Total</b>	<b>1904</b>	<b>126</b>

- 4.102 The need for affordable housing in the Park (225 residential units per annum requirement) far exceeds the housing provision proposed (126 per annum) and a pragmatic approach is proposed so that a mix of housing can still be provided within the Park area.
- 4.103 At the end of the plan period in the Centres identified in the strategy an estimated 126 residential units will be provide of which 126 will be affordable units. Affordable housing will have been secured through negotiations on sites of 2 or more units at 50% provision of affordable housing. Sites tend to be small in size in the National Park. In addition, suitable sites of ten or less units will be allocated solely for affordable housing where need exceeds supply in the local area. To help boost provision priority will be given to meeting affordable housing need in countryside locations in conversions and infill opportunities etc. Some affordable provision will have also been secured where existing community facilities were no longer required or considered commercially viable and through the release of land that would not normally be released. In addition, some employment sites have been reused for affordable housing provision.
- 4.104 A sequential approach to site selection has been adopted to maximise the use of previously developed land. The housing provision includes 126% on previously developed land and 126 on land with planning permission.
- 4.105 To avoid significant trip generation the locations promoted are generally those where jobs, shops and services are located or proposed to be located. Traffic impact assessment for development will be required. Proposals that causing significant adverse impacts that cannot be mitigated will not permitted – see Policy Option 126 Sustainable Transport.

**Policy Option PS15 ★ HOUSING**

**During the Plan period 2006-2021, land will be released for the provision of approximately 126 dwellings. This is in addition to land already with planning permission - 126.**

**These dwellings will be distributed as follows:**

- a) Tenby Local Service and Tourism Centre – approximately 126 dwellings (land already with planning permission 126 dwellings)**
- b) Newport, St Davids and Saundersfoot Local Centres – approximately 126 dwellings (land already with planning permission 126 dwellings)**
- c) Rural Centres – approximately 126 dwellings (land already with planning permission 126 dwellings)**

**To deliver affordable housing the National Park Authority will as part of the overall housing provision:**

- a) Seek to negotiate 50% affordable housing to meet the identified need in developments of 2 or more units in**

housing developments in the Centres identified in the plan area.

- b) **Allocate land for 100% affordable housing on small sites of 10 units or less where the identified housing need is greater than supply in individual Centres.**
- c) **Allow the exceptional release of land in Centres for affordable housing to meet an identified need.**
- d) **Where an affordable housing need has been identified prioritise affordable housing provision in countryside locations through filling in gaps or rounding off or through conversion.**

**When considering a new use for a redundant community facility an employment use or affordable housing will be prioritised. When considering a new use for an employment use a community use such as affordable housing provision will be given priority.**

**The Authority will require a minimum density of 30 dwellings per hectare on housing development in the Centres where this is compatible with the character of the settlements.**

#### Discarded Options

4.106 Policy \* Housing: Two alternatives were considered for the provision of affordable housing

- With an estimated supply of 1,300 housing units or less seek to negotiate 50% affordable housing in developments of 2 or more units in housing developments. Where housing need is greater than supply in individual centres seek to allocate land for 100% affordable housing on small sites of 10 units or less. Also allow the exceptional release of land in these locations for affordable housing. There will also be opportunities in countryside locations through filling in gaps or rounding off – see Scale and Location of Growth Policy Options.
- Continue with the Joint Unitary Development Plan approach and seek to negotiate 20% on sites of 3 or more units. Also allow the exceptional release of land in these locations for affordable housing within or adjacent to settlements.<sup>136</sup>

4.107 The first option scored best in the sustainability appraisal in terms of sustaining communities, social inclusion and maintaining cultural distinctiveness.<sup>137</sup>

#### Key Actions outside the Plan

4.108 Continued commitment from local housing associations and the local housing authority, Pembrokeshire County Council to help in the delivery of affordable housing.

<sup>136</sup> A settlement is defined in the Joint Unitary Development Plan as 'a group of houses which form a village or hamlet where there is a physical cohesion of dwellings'.

<sup>137</sup> For further information please see Management Plan and Local Development Plan, Sustainability Appraisal, Preferred Options, Pembrokeshire Coast National Park Authority, \* 2007, Policy Options 60 to 61, page \*.