

REPORT OF HEAD OF PARK DIRECTION

SUBJECT: PEMBROKESHIRE COUNTY COUNCIL'S DRAFT SUPPLEMENTARY PLANNING GUIDANCE

Purpose of this report

To consider the content of four draft Supplementary Planning Guidance documents to Pembrokeshire County Council's recently adopted Local Development Plan.

Supplementary Planning Guidance

Following adoption of the Local Development Plan on 28th February 2013, Pembrokeshire County Council has published four items of Supplementary Planning Guidance for public consultation. These are commented on below:

1. **Parking Standards** – the content of this document was prepared jointly with Officers of this Authority and follows an identical approach to that contained in the SPG on Parking Standards we adopted in June 2011. The standards are based on the Wales Parking standards prepared by the County Surveyor's Society and modified to reflect the circumstances found in Pembrokeshire. The joint approach throughout Pembrokeshire will provide a consistent approach across the two Planning Authority areas. No comment has been made on your behalf on this guidance.
2. **Development Sites** – this document sets out additional detail about sites allocated for development within the County Council's planning area, relating to infrastructure and possible constraints. A similar study has recently been completed for this Authority which identifies the works and associated costs needed to bring allocated sites forward for development during the Local Development Plan period. This has been provided as evidence to the Authority's Affordable Housing Scrutiny Committee. Both sets of work were prepared or based on work undertaken for the Authorities by Hyder Consulting and follow a similar approach. No comment has been made on your behalf on this guidance.
3. **Planning Obligations** – this document is based on the former guidance prepared jointly by the Authorities for the Joint Unitary Development Plan for Pembrokeshire, which was subsequently updated and adopted as guidance to this Authority's Local Development Plan in June 2011. The Council's version makes reference to the more recent updates on the Community Infrastructure Levy (CIL), but advises that it has not introduced a Community Infrastructure Levy Charging Schedule and is consequently continuing to rely on planning obligations to provide necessary infrastructure for the time being. The threshold for application of Section 106 contributions is three or more dwellings, as in the National Park. The guidance also refers to seeking contributions from all non-residential development. Topic Papers which will determine the likely scale of contribution required where impacts are reasonably predictable will be

published later. The guidance also recognises the acute need for affordable housing in Pembrokeshire and advises that a contribution towards this need will be sought from all developments. An agreement exists between the County Council and the National Park Authority in relation to developments with cross-boundary implications. The Council also administers the collection of and holds contributions arising from planning permissions within the National Park. To take account of the current slow economic situation, the Council proposes that in cases where a reduced or nil level of contributions is considered justified on the grounds of development viability, that the Section 106 legal agreement is written to require development viability to be reassessed at specific development milestones or time periods to guard against a development with planning permission being delayed until economic conditions improve. It is also suggested that for smaller scale developments Section 106 Agreements are subject to an unconditional contractual agreement by the developer to complete the development within a certain time where Planning Obligation or Affordable Housing contributions have been lowered on the basis of non-viability. No comment has been made on your behalf on this consultation.

4. **Affordable housing** – The Council’s guidance uses the same template approach as this Authority’s. As advised in Affordable Housing Scrutiny Committee it will be necessary to take into account this more up to date guidance when it is final in any review of this Authority’s own Supplementary Planning Guidance. No comment has been made on your behalf on this consultation.

The closing date for responses to all of the above guidance was 27th March 2013. As no issues of concern for this Authority have been raised no comment has been submitted.

Recommendation:

Members are asked to NOTE the above Report as this Authority’s response in respect of the County Council’s Draft Supplementary Planning Guidance Documents.

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

Background documents:

<http://www.pembrokeshire.gov.uk/content.asp?id=21476&language=>