

REPORT OF THE HEAD OF PARK DIRECTION

SUBJECT: SUBMISSION OF THE DEPOSIT LOCAL DEVELOPMENT PLAN (REPLACEMENT) & FOCUSED CHANGES AND SUPPORTING DOCUMENTS

Purpose of the Report

1. The purpose of this report is to seek formal approval to submit:
 - (a) The Review Report
 - (b) The Delivery Agreement
 - (c) The Consultation Report
 - (d) The Deposit Local Development Plan and the Focussed Changes Document
 - (e) The Sustainability Appraisal Report
 - (f) The Equalities Impact Assessment (as updated)
 - (g) The Habitats Regulations Assessment (as updated)
 - (h) The Candidate Sites Register and the appraisal of sites submitted at later stages in the Plan process (known as 'New or Amended Sites').
 - (i) All other supporting evidence – Background Papers
 - (j) The Consultation Report
 - (k) Statements of Common Ground

2. Web links to all the documentation can be found at the end of this report. Members will have had an opportunity through workshops to be updated on progress and to consider and agree a response to the latest main issues raised. Further information is provided below on some of the items listed above.

Consultation Report

1. Before the Authority can submit the Local Development Plan to the Welsh Government and the Planning Inspectorate for Examination, it must consider the representations made and agree the Authority's response.

2. The Consultation Report (updates and expands upon the initial consultation report prepared following the Preferred Strategy consultation) including:
 - a summary of main issues raised at Pre-Deposit Stage with how these have been addressed in the plan, and how those raised in the deposit stage should be addressed.
 - Officers' proposed responses to the all issues and all comments received at Deposit Stage for agreement by Members at today's meeting. A section on Main Issues is also included in the Consultation Report.

Background Papers

3. Officers are currently placing updated background papers on the website as supporting information and evidence.

Equalities Impact Assessment

4. Matters where issues were raised during the Deposit consultation (repeated issues from earlier consultations) were in relation to Gypsy Traveller proposals and in relation to housing for the elderly. The updates to the Deposit Equalities Impact Assessment reflect the proposed Officer response to representations submitted on these matters.

Habitats Regulations Assessment

5. The Habitats Regulations Assessment follows the guidance set out in 'The Habitats Regulations Assessment Handbook'. This Habitats Regulations Assessment was originally finalised in February 2018. In April 2018, prior to publication of the Deposit Local Development Plan, the Court of Justice of the European Union handed down their judgment in the case of 'People Over Wind'. This judgment had a profound effect on the methodology that had been widely accepted (and universally adopted by key statutory bodies in England and Wales).
6. Prior to the ruling it had been established practice that competent authorities should take account of mitigation measures which had been incorporated into a plan or project when deciding whether it would have a likely significant effect. The court has now ruled that this is incorrect and that it is not appropriate, at the screening stage, to take account of measures intended to avoid or reduce harmful effects on a European site. As at September 2018 this Habitats Regulations Assessment record was updated to take account of this ruling. No change to the final recommendations was made and there are consequently no changes needed to the Deposit Local Development Plan.

Preparing Statements of Common Ground

7. The Local Development Plan Manual advises:
 - *Paragraph 6.4.2.18: Agreeing with key infrastructure providers a 'statement of common ground' that can be refined as work on the plan progresses can be a useful way to evidence commitment and deliverability.*
 - *Paragraph 7.5.1.1: Where there are strategic and/or substantial objections to the deposit plan, or ones from statutory consultees, the LPA may wish to discuss further with the respondent(s), whether they will reconsider their objection, and which aspects can be agreed in order to narrow the disagreement to its essentials. Including areas of agreement/disagreement with substantive objectors, which may include*

a compromise position, in a “statement of common ground” for the Inspector would be helpful at this stage (Submission Stage). Any subsequent contact with respondents should be identified in the consultation database.

8. The reason for preparing such statements is to assist the Inspector in his or her deliberations. Officers have had authorisation to enter into such discussions. Two Statements of Common Ground have been agreed so far (November 9th). Officers will make it clear that such discussions would be at an Officer level only and formal endorsement by the National Park Authority of the Statement of Common Ground would be necessary where it differed from the approach set out in the Deposit Local Development Plan.

Post-deposit changes to the Local Development Plan Prior to Submission (Focussed Changes)

9. Focussed Changes are proposed where necessary for soundness – See Appendix A to this report.
10. The plan for examination is the Local Development Plan subject to Focussed Changes. Therefore representations on the Focussed Changes should be treated in the same way as representations on the deposit version. They are subject to the requirement in Regulation 22(c) in that they should be incorporated in the Consultation Report, along with the Authority’s response to the representations.
11. Normal practice is to submit an addendum to the Consultation Report which covers the Focussed Changes representations. Until the Inspectorate is in receipt of such an addendum, technically the submission is incomplete, and therefore the 11 month examination period will not be commenced. Such changes need to be run through Sustainability Appraisal, the Strategic Environmental Appraisal and the Habitats Regulations Assessment processes.
12. It is proposed that the Deposit Plan and associated documentation including the Focussed Changes document be submitted prior to Christmas 2018. Consultation will also be carried out on the Focussed Changes for 8 weeks, with an allowance made for the Christmas break.
13. Officers are also requesting delegated powers to provide the Authority’s response to the representations received as a result of the consultation on the proposed focussed changes to the Inspectorate.

Matters Arising Changes (MACs)

14. Before or during the hearing sessions the Inspector may identify the need for revisions to the Plan to ensure it meets the soundness tests and ask the Authority to propose appropriate ‘matters arising changes’. A schedule of these changes would be maintained and made available on the Examination.

The likely way forward is that the MACs would be finalised and consulted on towards the end of the Examination after the hearings had concluded.

Risk considerations

15. Revising the Plan is a statutory requirement. The risks associated with preparing this Local Development Plan are set out in the Authority's Delivery Agreement.

Financial considerations

16. Local Development Plan revision is budgeted for by the Authority.

Welsh Language considerations

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

Human Rights considerations

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

Next Steps

20. In terms of the timetable the Authority is still compliant with its Delivery Agreement and the intention is to submit the Plan in December 2018.
21. A summary of the timetable is set out below:

What	When
Local Development Plan Deposit Consultation	April/May 2018
Submission to the Welsh Government for Examination	December 2018
Focussed Changes Consultation	Commence December 2018
Independent Examination – Hearing Sessions	Spring 2019

What	When
Adoption	End of 2019/Early 2020

22. Receipt of the Inspector's Report is anticipated towards the end of 2019 (this may be affected by the need to publish Focussed Changes). The Authority is required to adopt within eight weeks. Officers will need to put in place arrangements for briefing Members and the Development Management team in advance of formal adoption by the Authority. Please note that the Inspector's recommendations will be binding on the Authority.

Recommendations: Members are asked to:

- 1. Approve the Authority's Consultation Report on the Pembrokeshire Coast National Park Local Development Plan 2.**
- 2. Authorise the Head of Park Direction to submit Local Development Plan 2, the Focussed Change Document (Appendix 1) and associated documents to the Welsh Government (and the Inspectorate).**
- 3. Authorise the Head of Park Direction to advertise Focussed Changes (see Appendix 1) and provide delegated powers to respond to the representations received from the consultation of the focussed changes and prepare an addendum to the Report of Consultations for the Inspectorate.**
- 4. Authorise the Head of Park Direction to formally advertise and organise for the Examination, including the Pre-Hearing Meeting and Hearing itself.**
- 5. Authorise the Head of Park Direction to negotiate on behalf of the National Park Authority during the Examination the outcomes of which will be reported back for formal confirmation to the National Park Authority in due course.**

Background documents

[Welsh Government Local Development Manual August 2015](#)

[Planning Policy Wales Edition 9 November 2016](#)

[Welsh Statutory Instrument 2005 No. 2839 The Town & Country Planning \(Local Development Plan\) \(Wales\) Regulations 2005](#)

[Welsh Statutory Instrument 2015 No.1598 The Town & Country Planning \(Local Development Plan\) \(Wales\) \(Amendment\) Regulations 2015](#)

[A Guide to the Examination of Local Development Plans, The Planning Inspectorate](#)

[Pembrokeshire Coast National Park Local Development Plan Adopted September 2010](#)

[Annual Monitoring Reports](#)

[Local Development Plan Review Report](#)

[Local Development Plan Delivery Agreement](#)

[Community & Town Council Workshops](#)

[Background Papers](#)

[Preferred Strategy Papers](#)

[The Deposit Local Development Plan](#)

The Consultation Report – weblink below

<https://www.pembrokeshirecoast.wales/default.asp?PID=876>

- Deposit Representations and the Authority's response
- Appendix 1: Index of Representations in full (In numerical order)
- Appendix 2: Statements of Common Ground
- The Candidate Sites Register
- New or Amended Sites (Preferred Strategy Submissions)
- New or Amended Sites (Deposit Stage Submissions)

[Appraisals Webpage](#)

- The Sustainability Appraisal Report
- The Equalities Impact Assessment (as updated)
- The Habitats Regulations Assessment (as updated)

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

Focussed Changes Proposed

**To the Deposit Local Development Plan 2 for the
Pembrokeshire Coast National Park**

November 2018

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.										
1.	Page 4 Contents Page	No Rep Ref Typographical error.	<p>6. GLOSSARY OF TERMS 1</p> <p>APPENDIX 1 LAND WITH PLANNING PERMISSION OR DEVELOPMENT CONSENT ORDER 1</p> <p>Key Diagram – see separate document Proposals Map Proposals Map – see separate document</p>	None. Typographical error.										
2.	Page 11 Key Diagram Proposals Map And Constraints Map	1569/132 Welsh Government	<p>1.24 The designations that are shown on the Proposals Map are:</p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Topic</th> </tr> </thead> <tbody> <tr> <td>Paragraph 4.99</td> <td>Neighbouring Planning Authority</td> </tr> <tr> <td>Policy 48</td> <td>Direction of Future Growth</td> </tr> <tr> <td>Appendix 1</td> <td>Land with planning permission as at April 2017 (threshold applied)</td> </tr> <tr> <td>Paragraph 4.24</td> <td>Centre Boundary</td> </tr> </tbody> </table>	Reference	Topic	Paragraph 4.99	Neighbouring Planning Authority	Policy 48	Direction of Future Growth	Appendix 1	Land with planning permission as at April 2017 (threshold applied)	Paragraph 4.24	Centre Boundary	None. Issue for future Plan preparation.
Reference	Topic													
Paragraph 4.99	Neighbouring Planning Authority													
Policy 48	Direction of Future Growth													
Appendix 1	Land with planning permission as at April 2017 (threshold applied)													
Paragraph 4.24	Centre Boundary													
3.	Page 25 Spatial Strategy Paragraph 4.17	No Rep Ref Typographical error.	<p>4.17 The main spatial elements of the strategy are shown in the Key Diagram - see attached Proposals Map. This element of the strategy should be read within the context of the wider strategy in particular the overarching Policy 1 which deals with the National Park purposes and duty.</p>	None. Typographical error.										
4.	Page 32 St Davids by 2031 Paragraph 4.40	290/26 St Davids City Council	<p>4.40 St Davids by 2031: The future for St Davids by the end of the Local Development Plan period will see it having had new housing developed in the town City including an element of affordable housing. Significant cultural investment has taken place with the Cathedral Cloisters project and the Landscape Gallery Oriol y Parc. Community and retail facilities are</p>	None. Typographical error.										
5.	Page 37 Policy 7 Countryside criterion d)	No Rep Ref Typographical error.	<p>d) it constitutes the conversion of appropriate buildings to a range of uses with market housing being given priority in residential conversions (see Policy 41). Conversion must not result in an unacceptable adverse effect⁶⁴ upon the structure, form, character or setting of the building. The conversion of buildings</p>	None. Typographical error.										

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.																		
6.	Page 48 Welsh Language Paragraph 4.80	1569/53 Welsh Government	<table border="1"> <tr> <td>Crymych</td> <td>Llanrhian</td> <td>Newport</td> </tr> <tr> <td>Cwm Gwaun</td> <td>Llawhaden</td> <td>Pencaer</td> </tr> <tr> <td>Dinas Cross</td> <td>Maenclochog</td> <td>Puncheston</td> </tr> <tr> <td>Eglwysrwr</td> <td>Mathry</td> <td>Solva</td> </tr> <tr> <td>Fishguard and Goodwick</td> <td>Mynachlogddu</td> <td>St Davids</td> </tr> <tr> <td>Hayscastle</td> <td>Nevern</td> <td>St Dogmaels</td> </tr> </table> <p>For the purposes of this policy these areas (as listed above) are known as 'Welsh language-sensitive areas'.</p> <p>4.81 Government advice on Welsh language issues is set out in Technical</p>	Crymych	Llanrhian	Newport	Cwm Gwaun	Llawhaden	Pencaer	Dinas Cross	Maenclochog	Puncheston	Eglwysrwr	Mathry	Solva	Fishguard and Goodwick	Mynachlogddu	St Davids	Hayscastle	Nevern	St Dogmaels	None. Provides a list of Community councils shown on the Proposals Map. No change in policy approach.
Crymych	Llanrhian	Newport																				
Cwm Gwaun	Llawhaden	Pencaer																				
Dinas Cross	Maenclochog	Puncheston																				
Eglwysrwr	Mathry	Solva																				
Fishguard and Goodwick	Mynachlogddu	St Davids																				
Hayscastle	Nevern	St Dogmaels																				
7.	Page 51 Policy 15 reasoned justification, paragraph 4.91	3511/54 Planning sub-committee of Tenby Civic Society	<p>4.91 The following criteria will be used for selection:</p> <ul style="list-style-type: none"> a) degree to which the building remains in its original integrity; b) quality of the individual building's architecture and its setting; c) position and influence on the townscape or landscape; d) association with an important local figure or event. 	None. Amendment to the reasoned justification.																		

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.
8.	Page 74 Climate Change, Sustainable Design, Renewable Energy, Flooding Paragraph 4.158	1670/80 Natural Resources Wales	<p>to accept the need to adapt to climate change and to deal with the consequences of climate change in a more forward thinking way, not for just the immediate Local Development Plan period. <u>The strategy takes account of the Environment (Wales) Act 2016 and specifically the Act's provisions for resilient ecosystems and sustainable management of natural resources. The principles of managing adaptively, taking account of the short, medium and long term consequences of actions, and taking action to prevent significant damage to ecosystems, in particular, apply.</u></p> <p>4.159 At the end of the Local Development Plan period new development will be more sustainable in design. The Park will have a series of community based renewable energy projects as well as individual</p>	None. Contextual information.
9.	Page 78 Policy 33 Surface Water Drainage – new paragraph below the policy and an updated footnote 120.	2708/86 Pembrokeshire County Council	<p><u>New para: Sustainable drainage systems (SuDS) are a mandatory requirement¹²⁰ for new developments. Since 7th January 2019:</u></p> <ul style="list-style-type: none"> <u>• All new developments of more than 1 house or where the construction area is 100m² or more, will require SuDS for managing surface water.</u> <u>• Drainage systems for all new developments must be designed and built in accordance with statutory SuDS standards.</u> <u>• Pembrokeshire County Council will become the SuDS approving body (SAB).</u> <u>• SuDS schemes must be approved by Pembrokeshire County Council before construction work begins. The Council will have a duty to adopt compliant SuDS so long as it is built and functions in accordance with the approved proposals.</u> 	None. Sets out changes to procedural requirements for sustainable drainage.

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.
			120. Pembrokeshire County Council is the lead local flood authority for advising on surface water disposal for all new development and issuing Flood Defence Consent for works on non-main rivers. Set out in Schedule 3 to the Flood and Water Management Act 2010.	
10.	Page 108 Past Delivery Rates Paragraph 4.262	2025/134 Home Builders Federation	4.262 The table below provides a summary of potential requirements depending on various completion rates. A 10% contingency in line with Welsh Government advice is also included.	None. Inaccurate reference to Welsh Government.
11.	Page 109 Past Delivery Rates Tenby Paragraph 4.266	2078/135 Pembrokeshire County Council	4.266 Tenby (Tier 2): Historically Tenby's completion figures have benefitted from opportunities to convert and redevelop existing sites and buildings within the town itself. The majority of sites that have been allocated in previous development plans in Tenby have however not progressed (see Joint Housing Land Availability Report 2016). They were potentially substantial contributors to the land supply. Although it would be preferable to make most provision in this Town, given its level of affordable housing need and the ability of the market to support affordable housing development, ¹⁵² it is now constrained by lack of developable land, sea to the south, a tight National Park boundary and landscape setting. The candidate site process did not identify any new sites. The provision is predominantly based on t wo sites that will remain as allocations in Local Development Plan 1 until replaced by Local Development Plan 2. The assumption is that such an action will provide the impetus to bring these sites forward. The owners have advised of their intention to bring the sites forward.	None. Sites are not part of the Local Development Plan 2 housing provision.
12.	Page 109, Past Delivery Rates St Davids Paragraph 4.267	None Typographical error	4.267 St Davids (Tier 3): The rate of development in the City has been constrained in recent times due to difficulties in bringing forward the Glasfryn Lane allocation in Local Development Plan 1, a substantial allocation in size. It is anticipated that this site will come forward during the Plan period.	None Typographical error

Focussed Changes
Pembrokeshire Coast National Park Local Development Plan 2
November 2018

5

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.
13.	Page 109, Past Delivery Rates Newport Paragraph 4.268	None Typographical error	4.268 Newport (Tier 3) : Historically Newport has also been constrained with few sites remaining when development plans are finally adopted. The future looks more positive with the anticipated progression of the Feidyr Eglwys site from Local Development Plan 1 and the identification of suitable sites by the Authority for allocation.	None Typographical error
14.	Page 109, Past Delivery Rates Saundersfoot Paragraph 4.269	1569/129 Welsh Government	4.269 Saundersfoot (Tier 3) Allocations for the Plan are unlikely to return Saundersfoot to more historic rates of completion (19 per annum late 1980s to mid 1990s). Large new sites are likely to need a lead in time before development commences and are likely to be developed out beyond the Local Development Plan 2 period.	None. Amendments to the Housing Trajectory for sites development to reflect the owners' intentions to bring the sites forward during the Plan period. The total numbers allocated have been subject to assessment for impacts.

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.
15.	Page 111 to 113 Components of Land Supply Table 5 and 6	1569/123,127,128 ,129,130,131 Welsh Government	<p>4.279 The base date for the Plan is April 2015.</p> <p>4.280 The table below identifies the components of land supply.</p> <p>4.281 The Authority has relied on the Joint Housing Land Availability Study 2018 regarding the likelihood of sites of 5 or more dwellings coming forward in the period 2018 to 2023. The supply comprises of sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in the adopted local development plan, categorised as prescribed in Technical Advice Note 1.¹⁵³ This study influences the figures provided in the table below. In the table:</p> <ul style="list-style-type: none"> ▪ A: sets out total completions for small and large sites between April 2015 and April 2018. ▪ B: A figure is not included for under construction. ▪ C: Units with planning permission 1st April 2018: The figure provides a figure for planning permissions as at 1st April 2016. The figure is discounted to take account of reflects the likelihood that all land with planning permission may sites will not be delivered. This relates primarily to issues known regarding some larger sites with permission (sites of 5 or more units). The overall result is a discount of 25%. See Appendix 2 of the Housing Background Paper for more information on expectations from individual sites. ▪ D: The figures identify sites of 5 or more dwellings which are toned as allocations on the Proposals Map and are listed under Policy 48. Sites with the benefit of planning permission as at 1st April 2018 are included in Row C. 30 Dwellings per hectare 	<p>Amendments reflect the manner in which housing provision figures are calculated and also including more up to date information. The quantum of development proposed in the Plan remains unchanged.</p> <p>SA Response: Minor positive effect to SA objective 8. This change concerns the calculation of the number of affordable houses and does not reflect a wider policy change in this regard. No further assessment needed.</p> <p>EIA Response: This change concerns the calculation of the number of affordable houses and does not reflect a wider policy change in this regard. The amendments suggests the potential to increase proportion of affordable housing provision which would have a positive impact on sustaining communities. This could have a positive</p>

Focussed Changes
Pembrokeshire Coast National Park Local Development Plan 2
November 2018

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.
			<p>density is used unless there is more up to date information available such as an advanced pre application or a planning permission in place post April 2016 or if the site has been assessed for the previous Local Development Plan and there is information on the estimated number of dwellings that are feasible on the site. Figures are estimates.</p> <ul style="list-style-type: none"> ▪ E: large windfall sites (5 or more unit sites): Reflects the completion rate on five or more unit windfall sites between <u>2009</u> and <u>2018</u>. The figures have been reduced by 40% for Tenby to reflect reduced opportunities over time as explained above under 'Past Delivery Rates'. – See Appendix 4 Housing Background Paper. ▪ F: small windfall sites (fewer than 5 unit sites): F is derived from the Joint Housing Land Availability Studies 2011 to <u>2018</u> small site completion figures and is distributed according to the number of households in each tier – <u>See Appendix 4 Housing Background Paper.</u> 	<p>impact in relation to protected characteristic of age, in particular young people. No further assessment needed.</p>

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.																																																	
			<p style="text-align: center;">Table 5 Components of Housing Land Supply</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Components of Housing Supply</th> <th>Tier 2 Tenby</th> <th>Tier 3 Crymych-St Davids Newport Saundersfoot</th> <th>Tier 4 Rural Centres</th> <th>Tier 5 Countryside</th> <th>TOTALS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Total completions (small and large) 01.04.15 – 31.03.16</td> <td style="text-align: center;">14</td> <td style="text-align: center;">5</td> <td style="text-align: center;">14</td> <td style="text-align: center;">13</td> <td style="text-align: center;">46</td> </tr> <tr> <td>G</td> <td>Units with planning permission 31.03.16</td> <td style="text-align: center;">42</td> <td style="text-align: center;">42</td> <td style="text-align: center;">47</td> <td style="text-align: center;">18</td> <td style="text-align: center;">149</td> </tr> <tr> <td>D</td> <td>Allocations</td> <td style="text-align: center;">0</td> <td style="text-align: center;">310</td> <td style="text-align: center;">192</td> <td style="text-align: center;">0</td> <td style="text-align: center;">502</td> </tr> <tr> <td>E</td> <td>Large windfall sites (+6) 15 years remaining</td> <td style="text-align: center;">80</td> <td style="text-align: center;">37</td> <td style="text-align: center;">5</td> <td style="text-align: center;">10</td> <td style="text-align: center;">132</td> </tr> <tr> <td>F</td> <td>Small windfall sites (-6) 15 years remaining</td> <td style="text-align: center;">69</td> <td style="text-align: center;">82</td> <td style="text-align: center;">95</td> <td style="text-align: center;">72</td> <td style="text-align: center;">318</td> </tr> <tr> <td>G</td> <td>Approximate housing provision</td> <td style="text-align: center;">205</td> <td style="text-align: center;">476</td> <td style="text-align: center;">353</td> <td style="text-align: center;">113</td> <td style="text-align: center;">1147</td> </tr> </tbody> </table>		Components of Housing Supply	Tier 2 Tenby	Tier 3 Crymych-St Davids Newport Saundersfoot	Tier 4 Rural Centres	Tier 5 Countryside	TOTALS	A	Total completions (small and large) 01.04.15 – 31.03.16	14	5	14	13	46	G	Units with planning permission 31.03.16	42	42	47	18	149	D	Allocations	0	310	192	0	502	E	Large windfall sites (+6) 15 years remaining	80	37	5	10	132	F	Small windfall sites (-6) 15 years remaining	69	82	95	72	318	G	Approximate housing provision	205	476	353	113	1147	
	Components of Housing Supply	Tier 2 Tenby	Tier 3 Crymych-St Davids Newport Saundersfoot	Tier 4 Rural Centres	Tier 5 Countryside	TOTALS																																															
A	Total completions (small and large) 01.04.15 – 31.03.16	14	5	14	13	46																																															
G	Units with planning permission 31.03.16	42	42	47	18	149																																															
D	Allocations	0	310	192	0	502																																															
E	Large windfall sites (+6) 15 years remaining	80	37	5	10	132																																															
F	Small windfall sites (-6) 15 years remaining	69	82	95	72	318																																															
G	Approximate housing provision	205	476	353	113	1147																																															

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed							Sustainability Appraisal etc.																																																	
			<table border="1"> <thead> <tr> <th><u>Market and Affordable</u></th> <th><u>Components of Housing Supply</u></th> <th><u>Tier 2 Tenby</u></th> <th><u>Tier 3 Crymych St Davids Newport Saunders foot</u></th> <th><u>Tier 4 Rural Centres</u></th> <th><u>Tier 5 Countryside</u></th> <th><u>TOTALS</u></th> </tr> </thead> <tbody> <tr> <td><u>A</u></td> <td><u>Total completions (small and large) 01.04.15 – 31.03.18 (3 years)</u></td> <td><u>47</u></td> <td><u>41</u></td> <td><u>29</u></td> <td><u>37</u></td> <td><u>154</u></td> </tr> <tr> <td><u>C</u></td> <td><u>Units with planning permission 31.03.18</u></td> <td><u>7</u></td> <td><u>47</u></td> <td><u>92</u></td> <td><u>1</u></td> <td><u>147</u></td> </tr> <tr> <td><u>D</u></td> <td><u>Allocations (sites with the benefit of planning permission are included in C).</u></td> <td><u>0</u></td> <td><u>238</u></td> <td><u>151</u></td> <td><u>0</u></td> <td><u>389</u></td> </tr> <tr> <td><u>E</u></td> <td><u>Large windfall sites (5+ 13 years remaining 2018 to 2031)</u></td> <td><u>75</u></td> <td><u>35</u></td> <td><u>30</u></td> <td><u>37</u></td> <td><u>177</u></td> </tr> <tr> <td><u>F</u></td> <td><u>Small windfall sites (- 5) 13 years remaining 2018 to 2031</u></td> <td><u>62</u></td> <td><u>74</u></td> <td><u>85</u></td> <td><u>62</u></td> <td><u>283</u></td> </tr> <tr> <td><u>G</u></td> <td><u>Approximate Housing Provision</u></td> <td><u>191</u></td> <td><u>435</u></td> <td><u>387</u></td> <td><u>137</u></td> <td><u>1150</u></td> </tr> </tbody> </table>							<u>Market and Affordable</u>	<u>Components of Housing Supply</u>	<u>Tier 2 Tenby</u>	<u>Tier 3 Crymych St Davids Newport Saunders foot</u>	<u>Tier 4 Rural Centres</u>	<u>Tier 5 Countryside</u>	<u>TOTALS</u>	<u>A</u>	<u>Total completions (small and large) 01.04.15 – 31.03.18 (3 years)</u>	<u>47</u>	<u>41</u>	<u>29</u>	<u>37</u>	<u>154</u>	<u>C</u>	<u>Units with planning permission 31.03.18</u>	<u>7</u>	<u>47</u>	<u>92</u>	<u>1</u>	<u>147</u>	<u>D</u>	<u>Allocations (sites with the benefit of planning permission are included in C).</u>	<u>0</u>	<u>238</u>	<u>151</u>	<u>0</u>	<u>389</u>	<u>E</u>	<u>Large windfall sites (5+ 13 years remaining 2018 to 2031)</u>	<u>75</u>	<u>35</u>	<u>30</u>	<u>37</u>	<u>177</u>	<u>F</u>	<u>Small windfall sites (- 5) 13 years remaining 2018 to 2031</u>	<u>62</u>	<u>74</u>	<u>85</u>	<u>62</u>	<u>283</u>	<u>G</u>	<u>Approximate Housing Provision</u>	<u>191</u>	<u>435</u>	<u>387</u>	<u>137</u>	<u>1150</u>	
<u>Market and Affordable</u>	<u>Components of Housing Supply</u>	<u>Tier 2 Tenby</u>	<u>Tier 3 Crymych St Davids Newport Saunders foot</u>	<u>Tier 4 Rural Centres</u>	<u>Tier 5 Countryside</u>	<u>TOTALS</u>																																																					
<u>A</u>	<u>Total completions (small and large) 01.04.15 – 31.03.18 (3 years)</u>	<u>47</u>	<u>41</u>	<u>29</u>	<u>37</u>	<u>154</u>																																																					
<u>C</u>	<u>Units with planning permission 31.03.18</u>	<u>7</u>	<u>47</u>	<u>92</u>	<u>1</u>	<u>147</u>																																																					
<u>D</u>	<u>Allocations (sites with the benefit of planning permission are included in C).</u>	<u>0</u>	<u>238</u>	<u>151</u>	<u>0</u>	<u>389</u>																																																					
<u>E</u>	<u>Large windfall sites (5+ 13 years remaining 2018 to 2031)</u>	<u>75</u>	<u>35</u>	<u>30</u>	<u>37</u>	<u>177</u>																																																					
<u>F</u>	<u>Small windfall sites (- 5) 13 years remaining 2018 to 2031</u>	<u>62</u>	<u>74</u>	<u>85</u>	<u>62</u>	<u>283</u>																																																					
<u>G</u>	<u>Approximate Housing Provision</u>	<u>191</u>	<u>435</u>	<u>387</u>	<u>137</u>	<u>1150</u>																																																					

Focussed Changes
Pembrokeshire Coast National Park Local Development Plan 2
November 2018

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.																																																	
			<p style="text-align: center;">Table 6 Components of Affordable Housing Land Supply</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 35%;">Components of Affordable Housing Supply</th> <th style="width: 10%;">Tier-2 Tenby</th> <th style="width: 10%;">Tier-3 Crymych-St Davids Newport Saundersfoot</th> <th style="width: 10%;">Tier-4 Rural Centres</th> <th style="width: 10%;">Tier-5 Countryside</th> <th style="width: 10%;">TOTALS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Total completions (small and large) 01.04.15 – 31.03.16</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> </tr> <tr> <td>C</td> <td>Units with planning permission 31.03.16</td> <td style="text-align: center;">17</td> <td style="text-align: center;">22</td> <td style="text-align: center;">19</td> <td style="text-align: center;">4</td> <td style="text-align: center;">62</td> </tr> <tr> <td>D</td> <td>Allocations</td> <td style="text-align: center;">0</td> <td style="text-align: center;">116</td> <td style="text-align: center;">55</td> <td style="text-align: center;">0</td> <td style="text-align: center;">170</td> </tr> <tr> <td>E</td> <td>Large windfall sites (+5) +4 years remaining</td> <td style="text-align: center;">20</td> <td style="text-align: center;">5</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">25</td> </tr> <tr> <td>F</td> <td>Small windfall sites (-5) +4 years remaining</td> <td style="text-align: center;">10</td> <td style="text-align: center;">5</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">15</td> </tr> <tr> <td>G</td> <td>Approximate affordable housing provision</td> <td style="text-align: center;">47</td> <td style="text-align: center;">148</td> <td style="text-align: center;">74</td> <td style="text-align: center;">5</td> <td style="text-align: center;">273</td> </tr> </tbody> </table>		Components of Affordable Housing Supply	Tier-2 Tenby	Tier-3 Crymych-St Davids Newport Saundersfoot	Tier-4 Rural Centres	Tier-5 Countryside	TOTALS	A	Total completions (small and large) 01.04.15 – 31.03.16	0	0	0	4	4	C	Units with planning permission 31.03.16	17	22	19	4	62	D	Allocations	0	116	55	0	170	E	Large windfall sites (+5) +4 years remaining	20	5	0	0	25	F	Small windfall sites (-5) +4 years remaining	10	5	0	0	15	G	Approximate affordable housing provision	47	148	74	5	273	
	Components of Affordable Housing Supply	Tier-2 Tenby	Tier-3 Crymych-St Davids Newport Saundersfoot	Tier-4 Rural Centres	Tier-5 Countryside	TOTALS																																															
A	Total completions (small and large) 01.04.15 – 31.03.16	0	0	0	4	4																																															
C	Units with planning permission 31.03.16	17	22	19	4	62																																															
D	Allocations	0	116	55	0	170																																															
E	Large windfall sites (+5) +4 years remaining	20	5	0	0	25																																															
F	Small windfall sites (-5) +4 years remaining	10	5	0	0	15																																															
G	Approximate affordable housing provision	47	148	74	5	273																																															

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.																																																	
			<table border="1"> <thead> <tr> <th data-bbox="911 276 1025 405">Affordable Housing</th> <th data-bbox="1030 276 1220 405">Components of Affordable Housing Supply</th> <th data-bbox="1225 276 1305 405">Tier 2 Tenby</th> <th data-bbox="1310 276 1413 405">Tier 3 Crymych St Davids Newport Saunders foot</th> <th data-bbox="1417 276 1507 405">Tier 4 Rural Centres</th> <th data-bbox="1512 276 1641 405">Tier 5 Countryside</th> <th data-bbox="1646 276 1749 405">TOTALS</th> </tr> </thead> <tbody> <tr> <td data-bbox="911 408 1025 512">A</td> <td data-bbox="1030 408 1220 512">Total completions (small and large) 01.04.15 – 31.03.18 (3 years)</td> <td data-bbox="1225 408 1305 512">15</td> <td data-bbox="1310 408 1413 512">22</td> <td data-bbox="1417 408 1507 512">0</td> <td data-bbox="1512 408 1641 512">13</td> <td data-bbox="1646 408 1749 512">50</td> </tr> <tr> <td data-bbox="911 515 1025 563">C</td> <td data-bbox="1030 515 1220 563">Units with planning permission 31.03.18</td> <td data-bbox="1225 515 1305 563">2</td> <td data-bbox="1310 515 1413 563">22</td> <td data-bbox="1417 515 1507 563">23</td> <td data-bbox="1512 515 1641 563">0</td> <td data-bbox="1646 515 1749 563">47</td> </tr> <tr> <td data-bbox="911 566 1025 667">D</td> <td data-bbox="1030 566 1220 667">Allocations (sites with the benefit of planning permission are included in C)</td> <td data-bbox="1225 566 1305 667">0</td> <td data-bbox="1310 566 1413 667">100</td> <td data-bbox="1417 566 1507 667">63</td> <td data-bbox="1512 566 1641 667">0</td> <td data-bbox="1646 566 1749 667">163</td> </tr> <tr> <td data-bbox="911 670 1025 746">E</td> <td data-bbox="1030 670 1220 746">Large windfall sites (5+) 13 years remaining</td> <td data-bbox="1225 670 1305 746">15</td> <td data-bbox="1310 670 1413 746">49</td> <td data-bbox="1417 670 1507 746">15</td> <td data-bbox="1512 670 1641 746">5</td> <td data-bbox="1646 670 1749 746">84</td> </tr> <tr> <td data-bbox="911 750 1025 826">F</td> <td data-bbox="1030 750 1220 826">Small windfall sites (-5) 13 years remaining</td> <td data-bbox="1225 750 1305 826">1</td> <td data-bbox="1310 750 1413 826">1</td> <td data-bbox="1417 750 1507 826">4</td> <td data-bbox="1512 750 1641 826">9</td> <td data-bbox="1646 750 1749 826">15</td> </tr> <tr> <td data-bbox="911 829 1025 906">G</td> <td data-bbox="1030 829 1220 906">Approximate Affordable housing provision</td> <td data-bbox="1225 829 1305 906">33</td> <td data-bbox="1310 829 1413 906">194</td> <td data-bbox="1417 829 1507 906">105</td> <td data-bbox="1512 829 1641 906">27</td> <td data-bbox="1646 829 1749 906">359</td> </tr> </tbody> </table>	Affordable Housing	Components of Affordable Housing Supply	Tier 2 Tenby	Tier 3 Crymych St Davids Newport Saunders foot	Tier 4 Rural Centres	Tier 5 Countryside	TOTALS	A	Total completions (small and large) 01.04.15 – 31.03.18 (3 years)	15	22	0	13	50	C	Units with planning permission 31.03.18	2	22	23	0	47	D	Allocations (sites with the benefit of planning permission are included in C)	0	100	63	0	163	E	Large windfall sites (5+) 13 years remaining	15	49	15	5	84	F	Small windfall sites (-5) 13 years remaining	1	1	4	9	15	G	Approximate Affordable housing provision	33	194	105	27	359	
Affordable Housing	Components of Affordable Housing Supply	Tier 2 Tenby	Tier 3 Crymych St Davids Newport Saunders foot	Tier 4 Rural Centres	Tier 5 Countryside	TOTALS																																															
A	Total completions (small and large) 01.04.15 – 31.03.18 (3 years)	15	22	0	13	50																																															
C	Units with planning permission 31.03.18	2	22	23	0	47																																															
D	Allocations (sites with the benefit of planning permission are included in C)	0	100	63	0	163																																															
E	Large windfall sites (5+) 13 years remaining	15	49	15	5	84																																															
F	Small windfall sites (-5) 13 years remaining	1	1	4	9	15																																															
G	Approximate Affordable housing provision	33	194	105	27	359																																															

Focussed Changes
Pembrokeshire Coast National Park Local Development Plan 2
November 2018

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.
			<p>4.283 A: a large number of affordable houses were under construction in 2015-2016 which will be reflected in completions figures for the year 2016-2017.</p> <p>4.284 Please note the percentage figures for affordable housing provision used to calculate Row D are set out in the Authority's Land Implementation Study December 2017 and are estimates. The small site contribution for affordable housing provision is extrapolated from the completion rate historically between 2008 and 2018.</p>	

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.																																																																																																
16.	Page 115 to 114 Policy 48 Housing Allocations	Welsh Government 1569/129 and updating of information.	<table border="1"> <thead> <tr> <th colspan="2">Policy 48</th> <th colspan="6">Housing Allocations</th> </tr> <tr> <th colspan="8">The following sites are allocated for housing:</th> </tr> <tr> <th>Location Proposals</th> <th>Map ID</th> <th>Site Name</th> <th>Hectares</th> <th>Indicative Affordable Housing Requirement</th> <th>Estimate Market & Affordable (Allocation)</th> <th>Estimate Affordable Housing Figure (Allocation)</th> <th>Anticipated Delivery by 2031¹⁵⁶ (Affordable element in brackets)</th> </tr> </thead> <tbody> <tr> <td colspan="8">Newport</td> </tr> <tr> <td>HA1¹⁵⁷</td> <td></td> <td>North of Feidr Eglwys</td> <td>1.5</td> <td>40%</td> <td>35</td> <td>14</td> <td>35(14)</td> </tr> <tr> <td>HA2¹⁵⁸</td> <td></td> <td>Parrog Yard & Pottery Site</td> <td>0.24</td> <td>66%</td> <td>12</td> <td>8</td> <td>12(8)</td> </tr> <tr> <td>HA3</td> <td></td> <td>Land North of the Business Park</td> <td>0.5</td> <td>50%</td> <td>15</td> <td>8</td> <td>10(5)</td> </tr> <tr> <td colspan="8">Saundersfoot</td> </tr> <tr> <td>HA4</td> <td></td> <td>Land at Sandy Hill</td> <td>2.26</td> <td>4535%</td> <td>68</td> <td>3424</td> <td>68(24)</td> </tr> <tr> <td>HA5</td> <td></td> <td>North of Whitlow</td> <td>1.8</td> <td>4035%</td> <td>54</td> <td>2219</td> <td>54(19)</td> </tr> <tr> <td>HA6</td> <td></td> <td>Penny Farm</td> <td>1.13</td> <td>4540%</td> <td>36</td> <td>4614</td> <td>36(14)</td> </tr> <tr> <td colspan="8">St Davids</td> </tr> </tbody> </table>	Policy 48		Housing Allocations						The following sites are allocated for housing:								Location Proposals	Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Anticipated Delivery by 2031 ¹⁵⁶ (Affordable element in brackets)	Newport								HA1 ¹⁵⁷		North of Feidr Eglwys	1.5	40%	35	14	35(14)	HA2 ¹⁵⁸		Parrog Yard & Pottery Site	0.24	66%	12	8	12(8)	HA3		Land North of the Business Park	0.5	50%	15	8	10(5)	Saundersfoot								HA4		Land at Sandy Hill	2.26	4535%	68	3424	68(24)	HA5		North of Whitlow	1.8	4035%	54	2219	54(19)	HA6		Penny Farm	1.13	4540%	36	4614	36(14)	St Davids								<p>Amendments reflect more up to date information and sets out the expectations regarding delivery during the life of the Plan. The quantum of development proposed in the Plan remains unchanged. The amendments suggest the potential to increase proportion of affordable housing provision which would have a positive impact on sustaining communities.</p> <p>SA Response: Minor positive effect to SA objective 8 but does not constitute a significant effect. No further assessment required.</p> <p>EIA Response: This change concerns the calculation of the number of affordable houses and does not reflect a wider policy change in this regard. The amendments suggest the potential to increase proportion of</p>
Policy 48		Housing Allocations																																																																																																		
The following sites are allocated for housing:																																																																																																				
Location Proposals	Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Anticipated Delivery by 2031 ¹⁵⁶ (Affordable element in brackets)																																																																																													
Newport																																																																																																				
HA1 ¹⁵⁷		North of Feidr Eglwys	1.5	40%	35	14	35(14)																																																																																													
HA2 ¹⁵⁸		Parrog Yard & Pottery Site	0.24	66%	12	8	12(8)																																																																																													
HA3		Land North of the Business Park	0.5	50%	15	8	10(5)																																																																																													
Saundersfoot																																																																																																				
HA4		Land at Sandy Hill	2.26	4535%	68	3424	68(24)																																																																																													
HA5		North of Whitlow	1.8	4035%	54	2219	54(19)																																																																																													
HA6		Penny Farm	1.13	4540%	36	4614	36(14)																																																																																													
St Davids																																																																																																				

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.
			<p>¹⁵⁴ A contingency allowance will allow sufficient flexibility for the non-delivery of sites and unforeseen issues. See Background Paper Appendix 3 and 4.</p> <p>¹⁵⁵ An estimated 960 new dwellings are delivered of which an estimated 250 are affordable units – see Policy 49</p> <p>¹⁵⁶ Taken from Appendix 2 of the Housing Background Paper</p> <p>¹⁵⁷ Figures reflect planning permission NP/15/0194</p> <p>¹⁵⁸ Figures reflect planning permission NP/17/0301</p>	<p>affordable housing provision which would have a positive impact on sustaining communities. This could have a positive impact in relation to protected characteristic of age, in particular young people. No further assessment needed.</p>

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed					Sustainability Appraisal etc.		
			Location Proposals	Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Anticipated Delivery by 2031 ^{15b} (Affordable element in brackets)
			HA7 ¹		West of Glasfryn Rd	3.34	20.54%	90	48.49	70(38)
			Broad Haven							
			HA8 ¹⁵⁹		South of Driftwood Close	0.66	40.35%	40.18	-4.9	18(6)
			HA9 ²		North East & South East of Marine Rd	3.14	40.34%	94.87	930	65(22)
			Jameston							
			HA10		Opposite Bush Terrace	1.69	29%	38	11	38(11)
			Lydstep							
			HA11		West of the Green	0.4	50%	10	5	10(5)
			Manorbier Station							
			HA12 ³		Field Opposite Manorbier VC School	0.63	91%	23	21	23(21)
			Square & Compass							
			HA13		Glasfryn Field	0.26	30%	7	2	4(1)
			HA14		Land adj to Bryngolau	0.33	30%	10	3	4(1)
			St Ishmaels							
			HA15 ¹⁶⁰		Adj to the School	0.74	25%	13	3	13(3)
			Trefin							
			HA16		Land off Cefn Gallod Trefin	0.35	30.25%	10	3	7(2)

Focussed Changes
Pembrokeshire Coast National Park Local Development Plan 2
November 2018

16

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.									
			<p>4.285 In summary the main selection criteria for allocation are:</p> <p><u>*1 Add footnote NP/18/51 Resolution to grant planning permission subject to a S106 agreement includes 70 residential units in total which includes 38 affordable housing units.</u> ¹⁵⁹ Figures reflect planning permission NP/17/315</p> <p><u>*2 Add footnote: pre-application discussions/Local Development Plan viability information.</u></p> <p><u>*3 Add footnote NP/17/283 Reflects resolution to grant planning permission subject to a S106 agreement.</u></p> <p>¹⁶⁰ Figures reflect planning permission NP/16/0219</p>										
17.	Page 117 and Page 118 of the LDP Text and Proposals Map C19 and C35 HA5 North of Whitlow and HA11 West of the Green Future Growth Areas	1569/132 Welsh Government	<table border="1"> <tr> <td>HA5◆</td> <td>North of Whitlow</td> <td>Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map. Candidate Site Reference: 031A</td> </tr> <tr> <td></td> <td></td> <td>No comments</td> </tr> <tr> <td>HA11◆</td> <td>West of the Green</td> <td>Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map. Candidate Site Reference: 086A</td> </tr> </table>	HA5◆	North of Whitlow	Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map. Candidate Site Reference: 031A			No comments	HA11◆	West of the Green	Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map. Candidate Site Reference: 086A	None - the change relates to matters which will need to be considered when a review of Local Development Plan 2 is considered.
HA5◆	North of Whitlow	Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map. Candidate Site Reference: 031A											
		No comments											
HA11◆	West of the Green	Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map. Candidate Site Reference: 086A											

Focussed Changes
Pembrokeshire Coast National Park Local Development Plan 2
November 2018

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed				Sustainability Appraisal etc.
18.	Page 117 HA5 North of Whitlow	Various – see Main Issues Response in the Consultation Report to Saundersfoot regarding landscape and Environment matters	HA5 ♦	North of Whitlow	<p>A buffer between the woodland and the housing can be created through an appropriate site layout and the creation of a footpath around the perimeter of the wider site. This could link the existing public right of way to the western side of the site with the footway along the eastern side of the site, required by the Highway Authority.</p> <p>Candidate Site Reference: 031A</p>	SA Response: Minor positive effect against SA objectives 3, 3 and 14. No further assessment needed.	
19.	Page 117, HA10 Opposite Bay View Terrace, Jameston	3182/141 D Gammon 3468/160	<p><u>Jameston</u></p> <p>HA10 ♦</p>	Opposite Bush Terrace	<p>Planting to the south of the site would help to assimilate development on the skyline and reduce the obtrusive farm buildings nearby to the west. This requires a substantial planting belt with new <u>hedgebank</u> boundary features which would help preserve and enhance the character of the landscape. Landscaping and planting, sensitive</p>	<p>The change relates to applying the assessment of quality of agricultural land in line with national planning policy. The assessment will ensure that soil can continue to provide benefit.</p> <p>SA Response: Minor positive effect against SA objective 1. Constitutes the application of National Policy. No further assessment needed.</p>	

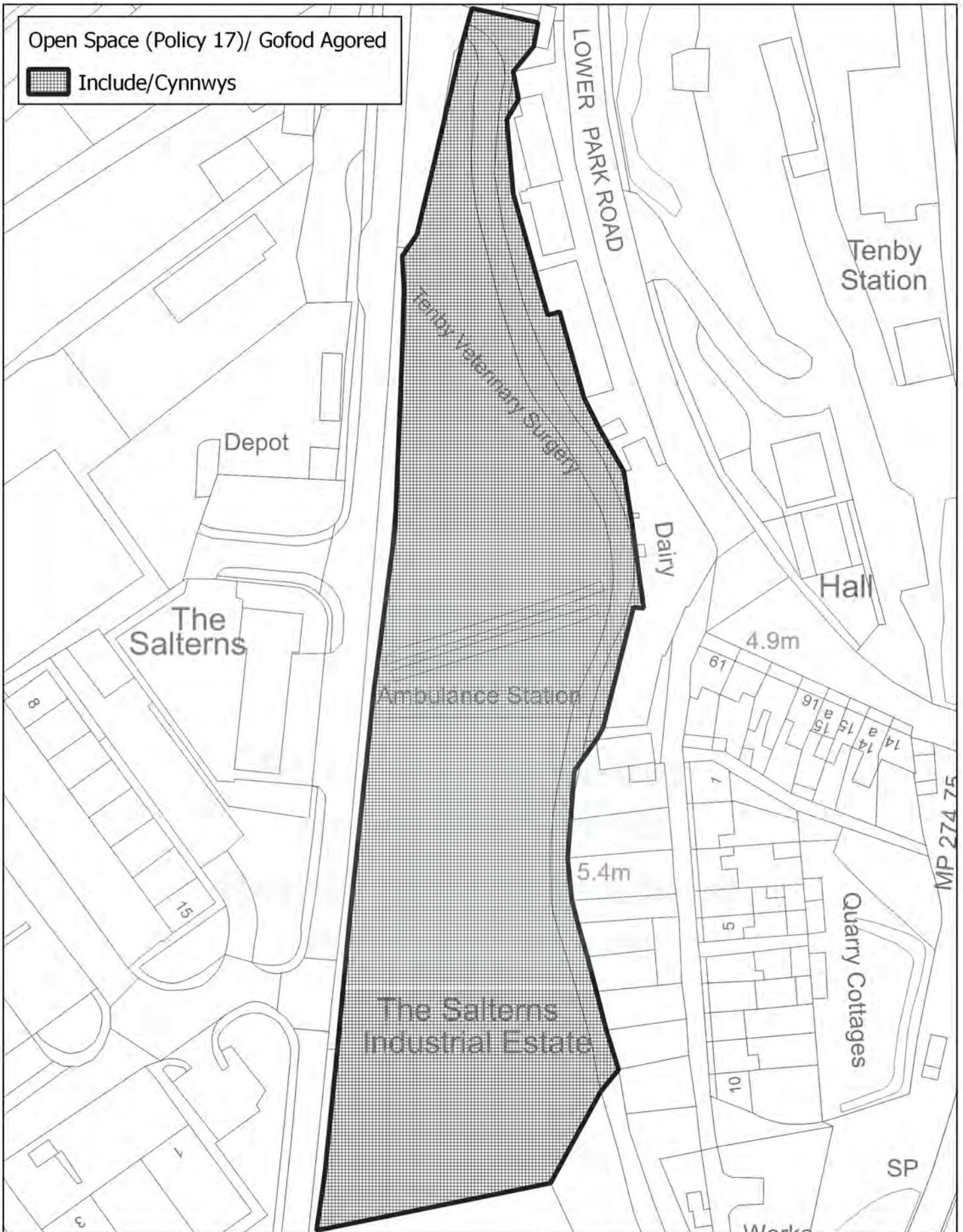
Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.						
20.	Page 118, HA14 Land adjacent to Bryngolau	Typographical error.	<table border="1"> <tr> <td>HA14 ♦</td> <td>Land adj to Bryngolau</td> <td> <p>Candidate Site Reference: 106</p> <p>A new hedgerow will be required to consolidate the rear boundary and contain development to the north. A public right of way runs along the western boundary from north to south. Any development will need to avoid causing unacceptable detrimental impacts to the amenity level of this existing public right of way.</p> <p>Candidate Site Reference: 106</p> </td> </tr> <tr> <td colspan="2">St Ishmaels</td> <td></td> </tr> </table>	HA14 ♦	Land adj to Bryngolau	<p>Candidate Site Reference: 106</p> <p>A new hedgerow will be required to consolidate the rear boundary and contain development to the north. A public right of way runs along the western boundary from north to south. Any development will need to avoid causing unacceptable detrimental impacts to the amenity level of this existing public right of way.</p> <p>Candidate Site Reference: 106</p>	St Ishmaels			None. Typographical error.
HA14 ♦	Land adj to Bryngolau	<p>Candidate Site Reference: 106</p> <p>A new hedgerow will be required to consolidate the rear boundary and contain development to the north. A public right of way runs along the western boundary from north to south. Any development will need to avoid causing unacceptable detrimental impacts to the amenity level of this existing public right of way.</p> <p>Candidate Site Reference: 106</p>								
St Ishmaels										
21.	Page 122, New paragraph under paragraph 4.291	1569/168 Welsh Government 2025/170 Home Builders Federation	<p>New Paragraph: A target of 250 affordable housing dwellings is identified for delivery over the Plan period taking account of the need for flexibility as per market housing provision and the need to negotiate proposals on a site by site basis.</p>	None. Clarification provided on the affordable housing target is provided.						
22.	Page 122 to 123 Table 9 Percentage of Affordable Housing for Housing Submarket Areas	2025/170 Home Builders Federation	<p>Table 9 Percentage of Affordable Housing for Housing Submarket Areas (include Table in Policy 49)</p>	None. The change moves the table into the Policy text.						

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed				Sustainability Appraisal etc.												
23.	Page 122 to 123 Table 9 Percentage of Affordable Housing for Housing Submarket Areas St Brides Bay, Estuary Hinterland, North East National Park	2025/126 Home Builders Federation 2708/166 Pembrokeshire County Council 1569/16 Welsh Government	<table border="1"> <tr> <td>St Brides Bay</td> <td>SA62 3 SA73 3</td> <td>N/A</td> <td>Little Haven Broad Haven Dale Marloes Nolton Haven St Ishmaels Herbrandston</td> <td>2520%(-+ 5)</td> </tr> <tr> <td>Estuary Hinterland</td> <td>SA68 0 SA62 4 SA73 1 SA72 4</td> <td>N/A</td> <td>Cosheston Cresswell Quay Hook Lawrenny Llangwm Houghton</td> <td>2015%(57)</td> </tr> <tr> <td>North East NP</td> <td>SA65 9 SA43 3 SA41 3 SA63 4 SA66 7</td> <td>Crymych</td> <td>Felindre Farchog Moylegrove Mynachlogddu Pontfaen Rosebush</td> <td>2015%(57)</td> </tr> </table>	St Brides Bay	SA62 3 SA73 3	N/A	Little Haven Broad Haven Dale Marloes Nolton Haven St Ishmaels Herbrandston	2520%(-+ 5)	Estuary Hinterland	SA68 0 SA62 4 SA73 1 SA72 4	N/A	Cosheston Cresswell Quay Hook Lawrenny Llangwm Houghton	2015%(57)	North East NP	SA65 9 SA43 3 SA41 3 SA63 4 SA66 7	Crymych	Felindre Farchog Moylegrove Mynachlogddu Pontfaen Rosebush	2015%(57)	<p>The changes lower the percentage of affordable housing required in each of the market areas by 5%. This will reduce the number of affordable dwellings or contributions that can be achieved but should make the targets more achievable.</p> <p>SA Response: Neutral effect to SA objective 8. No further assessment required.</p> <p>EIA Response: Provision of affordable housing has implication for sustaining communities in particular for young people. The changes lower the percentage of affordable housing required in each of the market areas by 5%.</p> <p>This will reduce the number of affordable dwellings or contributions that can be achieved. However it should make the targets more</p>
St Brides Bay	SA62 3 SA73 3	N/A	Little Haven Broad Haven Dale Marloes Nolton Haven St Ishmaels Herbrandston	2520%(-+ 5)															
Estuary Hinterland	SA68 0 SA62 4 SA73 1 SA72 4	N/A	Cosheston Cresswell Quay Hook Lawrenny Llangwm Houghton	2015%(57)															
North East NP	SA65 9 SA43 3 SA41 3 SA63 4 SA66 7	Crymych	Felindre Farchog Moylegrove Mynachlogddu Pontfaen Rosebush	2015%(57)															

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.									
				achievable. No further assessment needed.									
24.	Page 125, Criterion d) Gypsy Traveller and Showpeople Sites	None Typographical error.	d) the site is suitable for the development and on site services and facilities can be adequately provided; and	None typographical error									
25.	Page 153 Monitoring Indicator 23	None Typographical error	<table border="1"> <thead> <tr> <th>Policy Area</th> <th>Indicator 23.</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy 47, Policy 48, Policy 49,</td> <td>The number of net additional affordable and general market dwellings built (TAN 2).</td> <td>710- 960 general market dwellings built over the Plan period to support the provision of 250 affordable dwellings built over the Plan period.</td> </tr> </tbody> </table>	Policy Area	Indicator 23.	Target	Policy 47, Policy 48, Policy 49,	The number of net additional affordable and general market dwellings built (TAN 2).	710- 960 general market dwellings built over the Plan period to support the provision of 250 affordable dwellings built over the Plan period.	None typographical error.			
Policy Area	Indicator 23.	Target											
Policy 47, Policy 48, Policy 49,	The number of net additional affordable and general market dwellings built (TAN 2).	710- 960 general market dwellings built over the Plan period to support the provision of 250 affordable dwellings built over the Plan period.											
26.	Page 153 Monitoring Indicator 23	1569/122 Welsh Government	<table border="1"> <thead> <tr> <th>Policy Area</th> <th>Indicator 23.</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy 47, Policy 48, Policy 49,</td> <td>The number of net additional affordable and general market dwellings built (TAN 2).</td> <td>710 general market dwellings built over the Plan period to support the provision of 250 affordable dwellings built over the Plan period.</td> </tr> <tr> <td colspan="3">Trigger: Completions 10% below the target expected by the formal Plan review period (see Housing Background Paper Appendix 2 and 3). Undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply.</td> </tr> </tbody> </table>	Policy Area	Indicator 23.	Target	Policy 47, Policy 48, Policy 49,	The number of net additional affordable and general market dwellings built (TAN 2).	710 general market dwellings built over the Plan period to support the provision of 250 affordable dwellings built over the Plan period.	Trigger: Completions 10% below the target expected by the formal Plan review period (see Housing Background Paper Appendix 2 and 3). Undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply.			None. Amendment provides a cross reference.
Policy Area	Indicator 23.	Target											
Policy 47, Policy 48, Policy 49,	The number of net additional affordable and general market dwellings built (TAN 2).	710 general market dwellings built over the Plan period to support the provision of 250 affordable dwellings built over the Plan period.											
Trigger: Completions 10% below the target expected by the formal Plan review period (see Housing Background Paper Appendix 2 and 3). Undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply.													
27.	Proposals Map Tenby Inset C41, C42 Open Space	3511/67	Please see Open Space Maps at the end of this document.	None. Mapping of additional sites for open space protection in Tenby.									

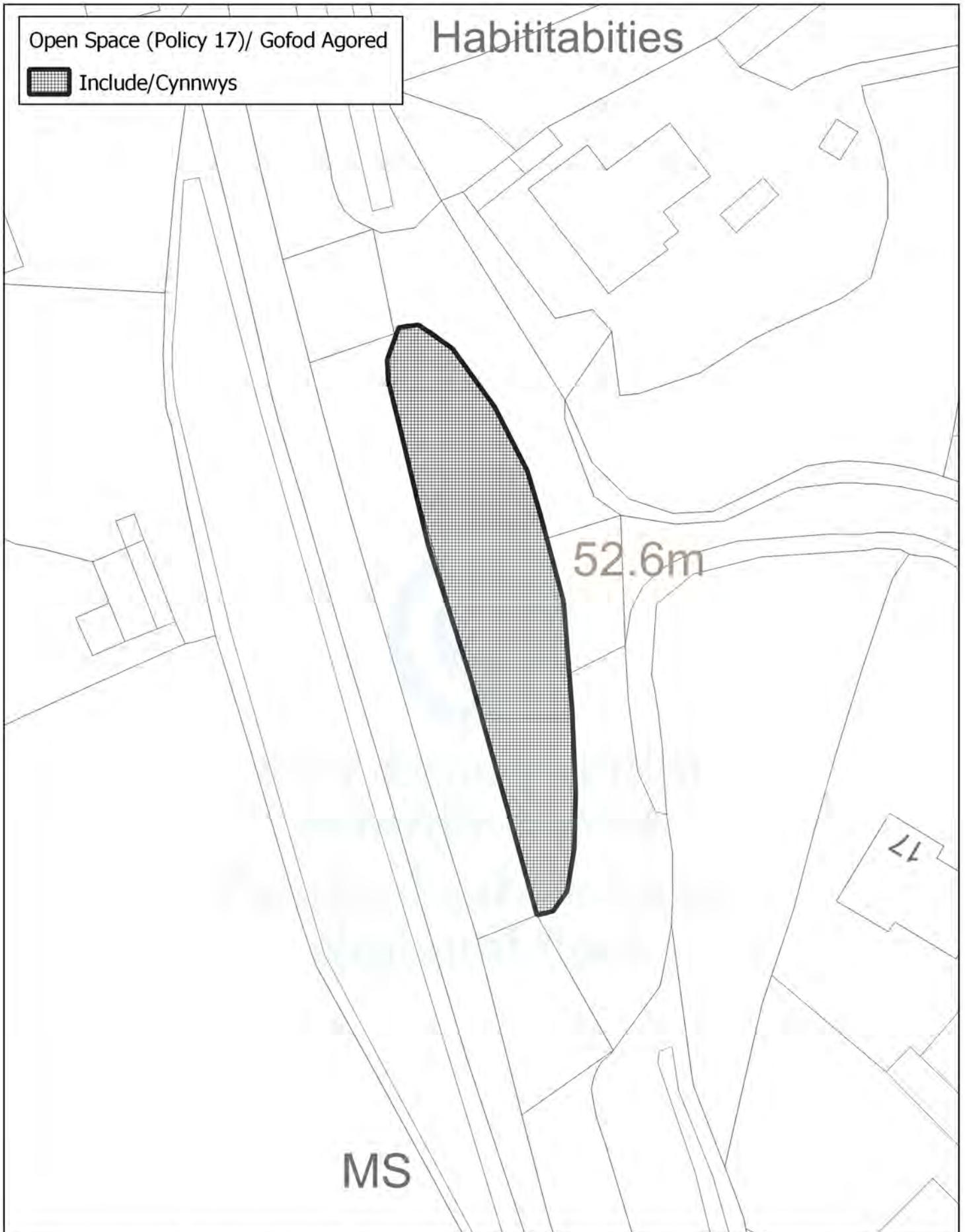
Focussed Changes
Pembrokeshire Coast National Park Local Development Plan 2
November 2018

21



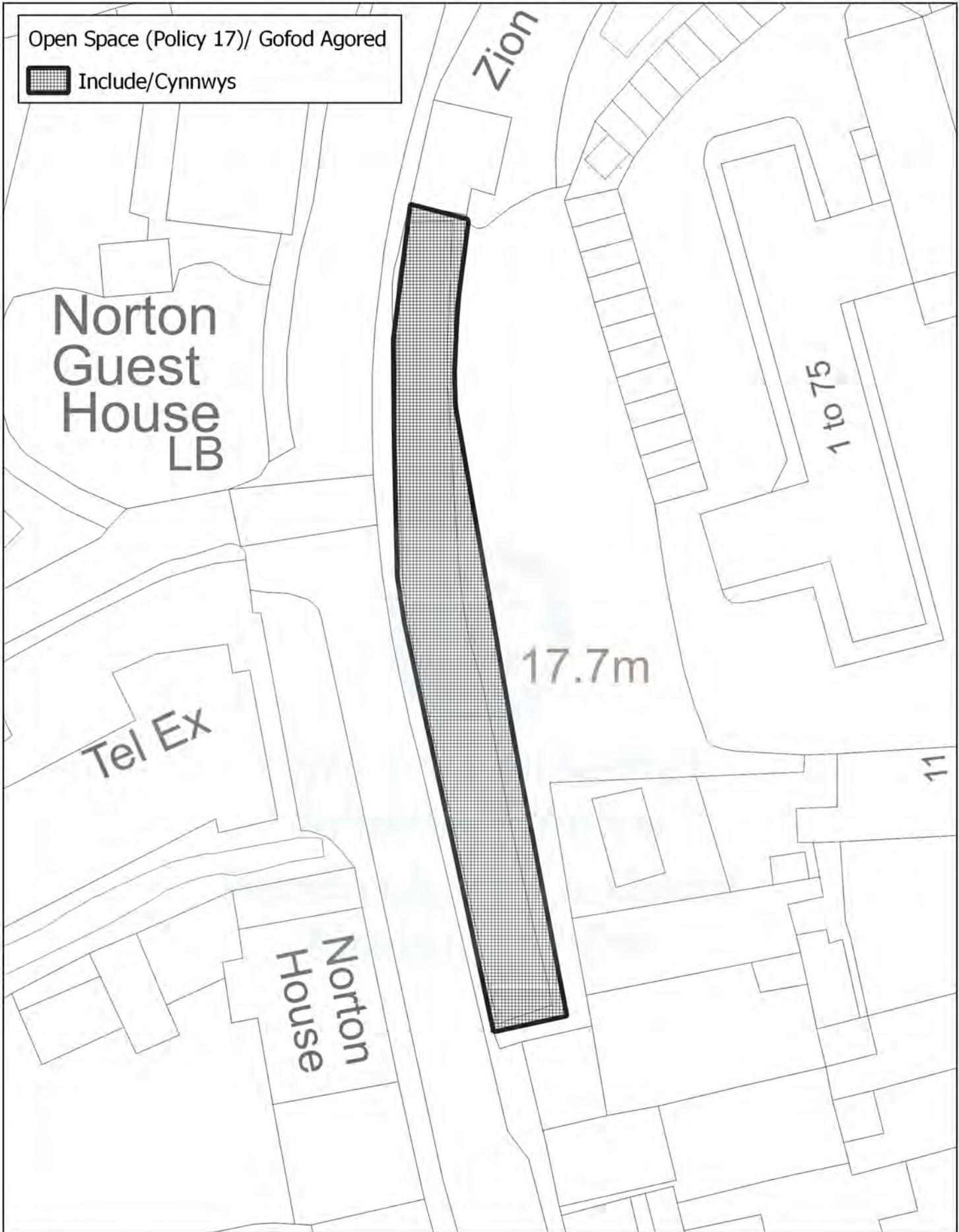
PD410: Area between the eastern side of the Salterns carriageway and the river Ritec from the bottle banks to the Welsh Water site/Ardal rhwng ochr ddwyreiniol ffordd y Salterns a'r afon Rhydeg o'r banciau poteli i safle Dwr Cymru





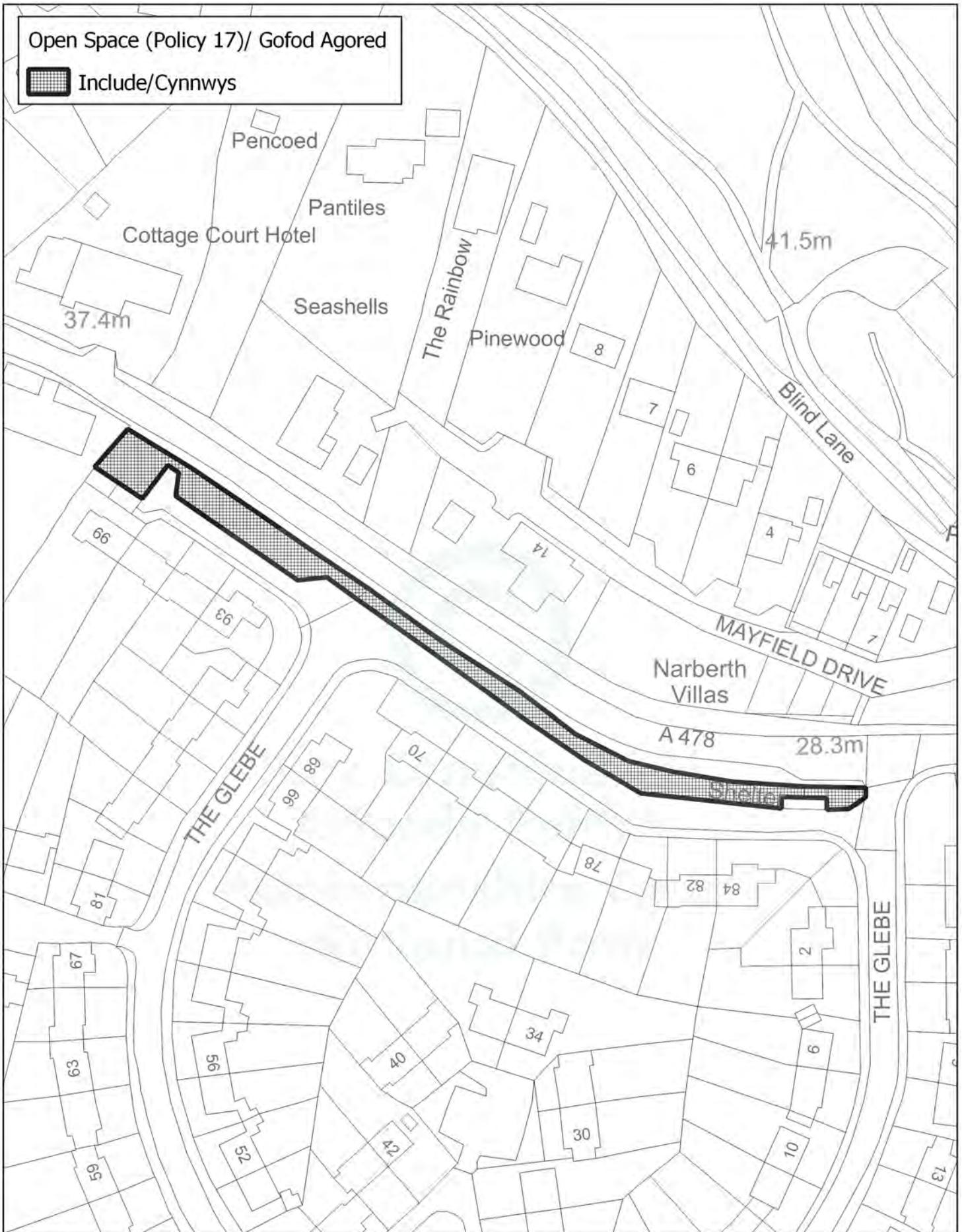
PD411: Welcome to Tenby island verge between the old Coach Road and the straightening alignments of Narberth Road with at its junction with Lady Park/Croeso i ymyl ynys Dinbych-y-pysgod rhwng yr hen Ffordd Gerbyd ac aliniadau sythu Heol Arberth â'i chyffordd â Pharc y Fonesig





PD412: Roadside Verge on The Norton opposite the Telephone Exchange/ Ymyl y ffordd ar y Norton gyferbyn â'r Gyfnewidfa Ffôn



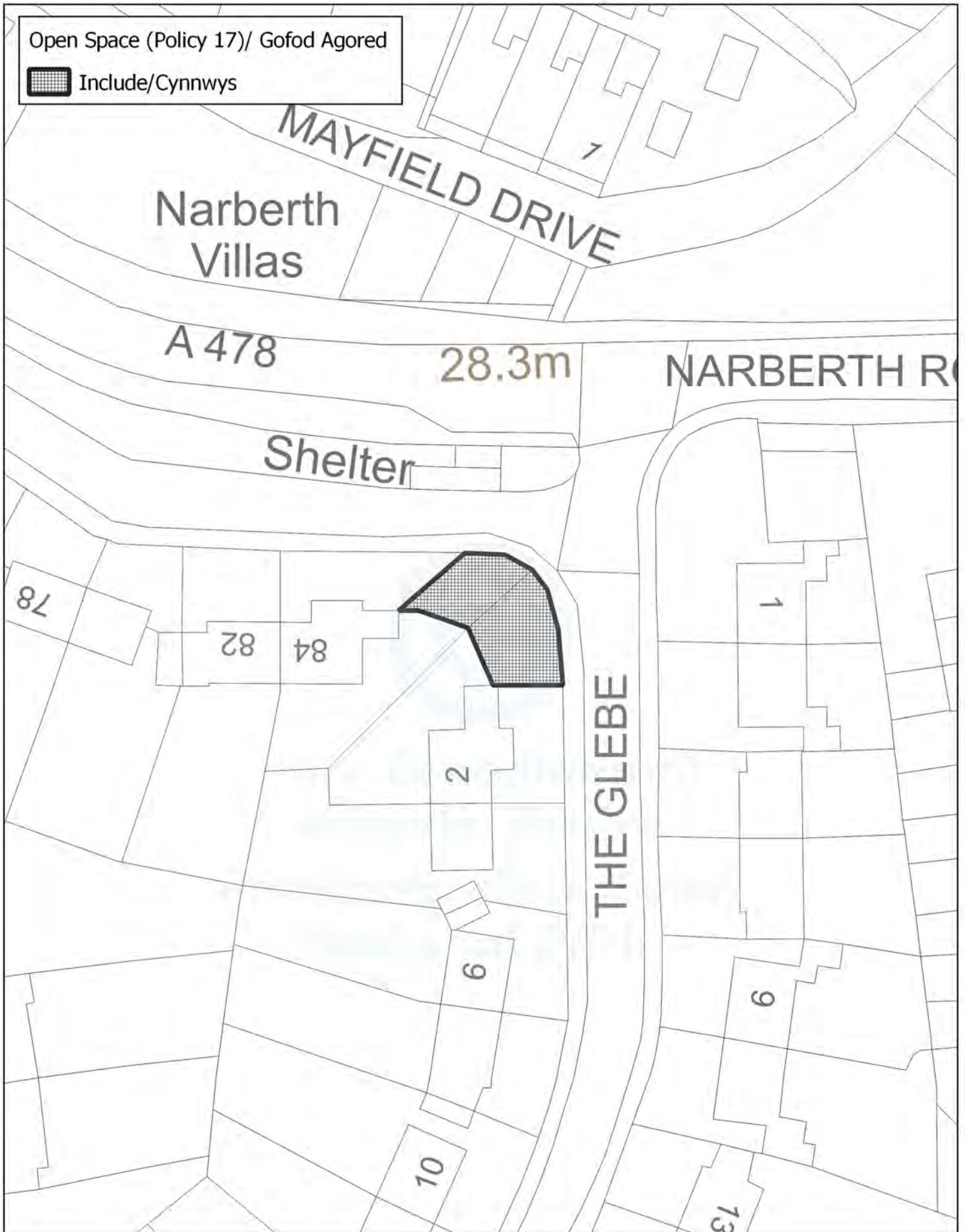


PD413: Roadside Verge between Narberth Road and The Glebe/Ymyl y ffordd rhwng Heol Arberth a'r Glebe



Open Space (Policy 17)/ Gofod Agored

 Include/Cynnwys



PD414:Corner Amenity Space between No. 2 and No. 84 The Glebe/Lle Amwynder ar y gornel rhwng Rhif 2 a Rhif 84 Y Glebe



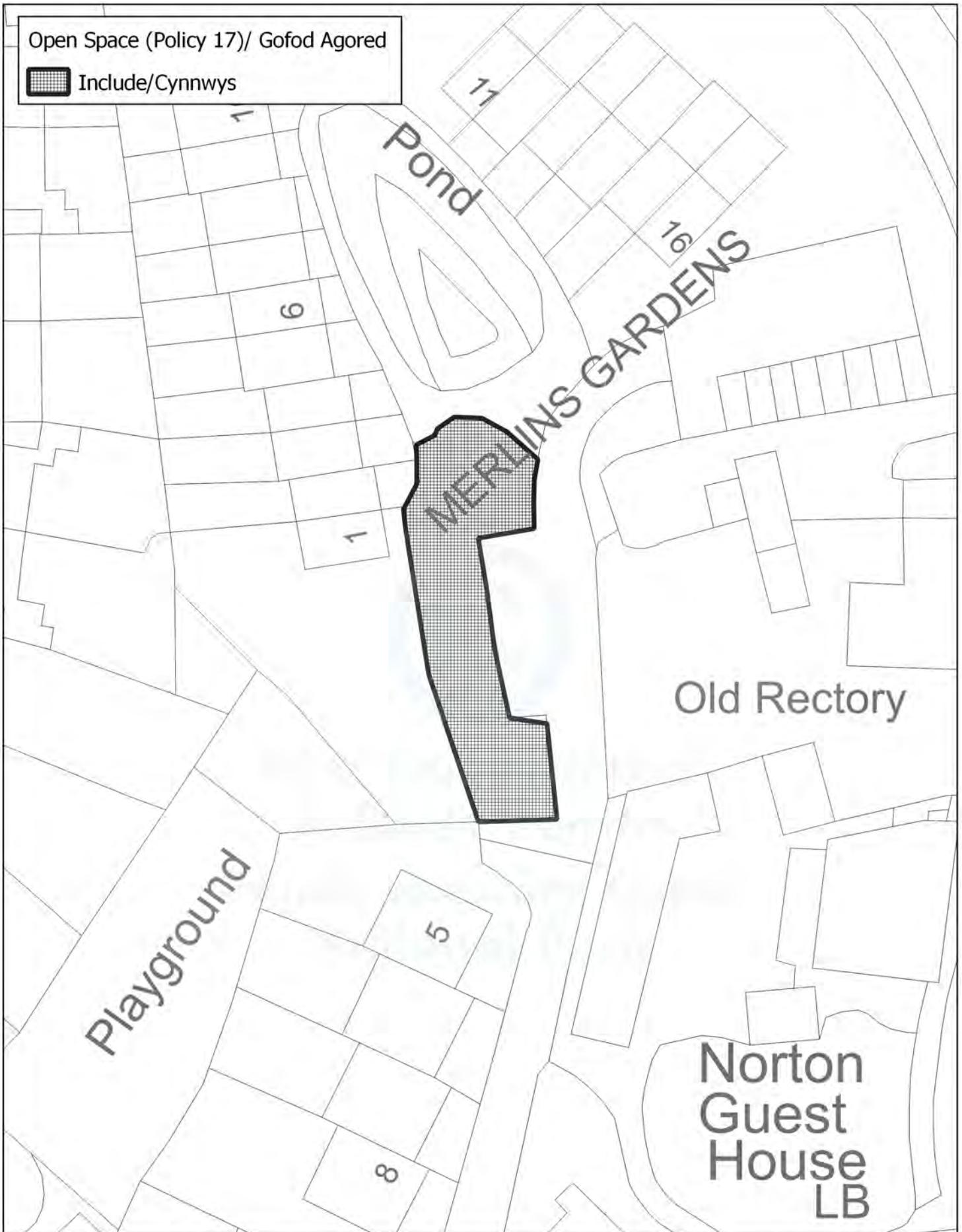
Open Space (Policy 17)/ Gofod Agored

 Include/Cynnwys



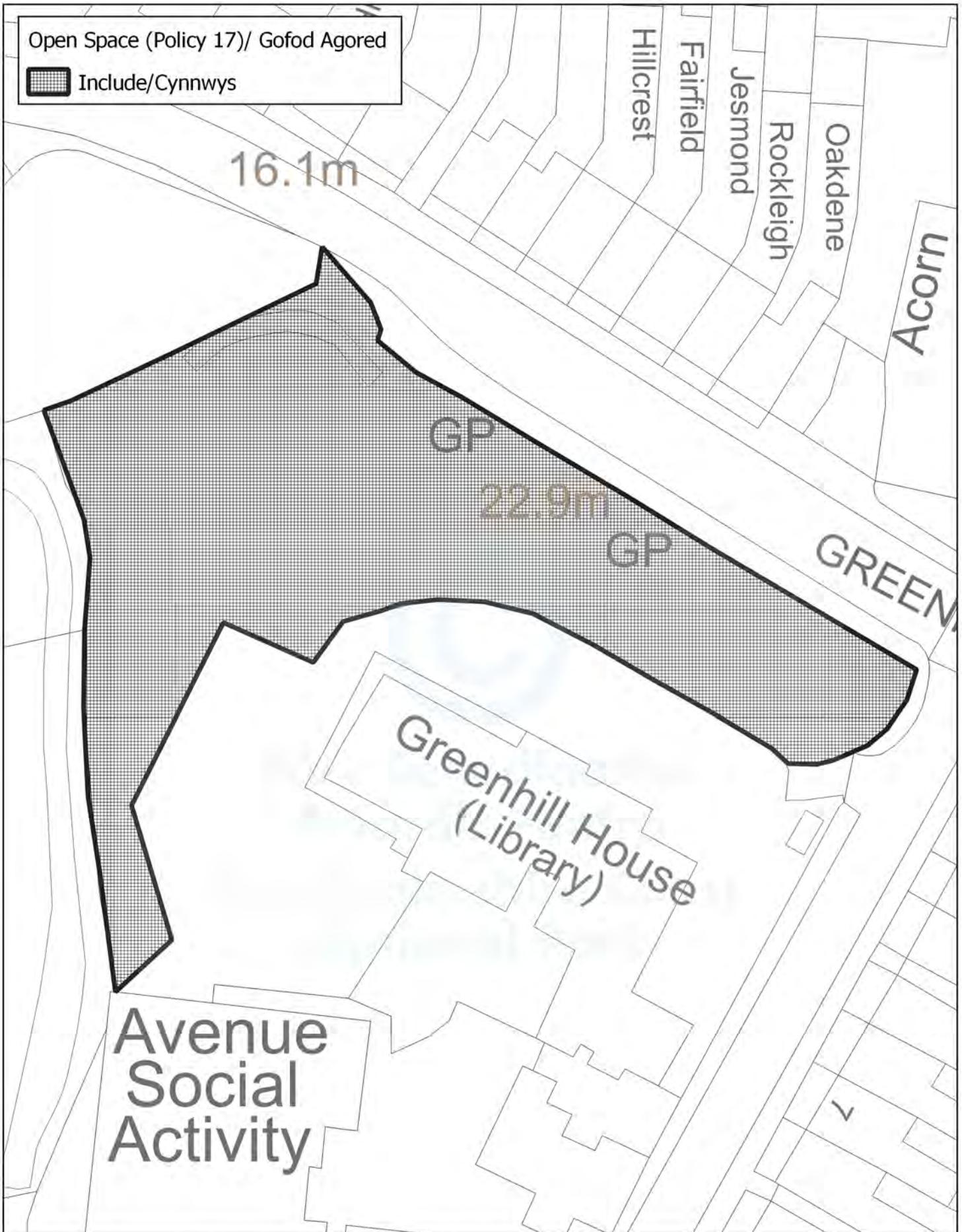
PD415:Corner Amenity Spaces adjoining No. 70 The Glebe/Llefydd Amwynder ar y gornel gerllaw Rhif 70 Y Glebe





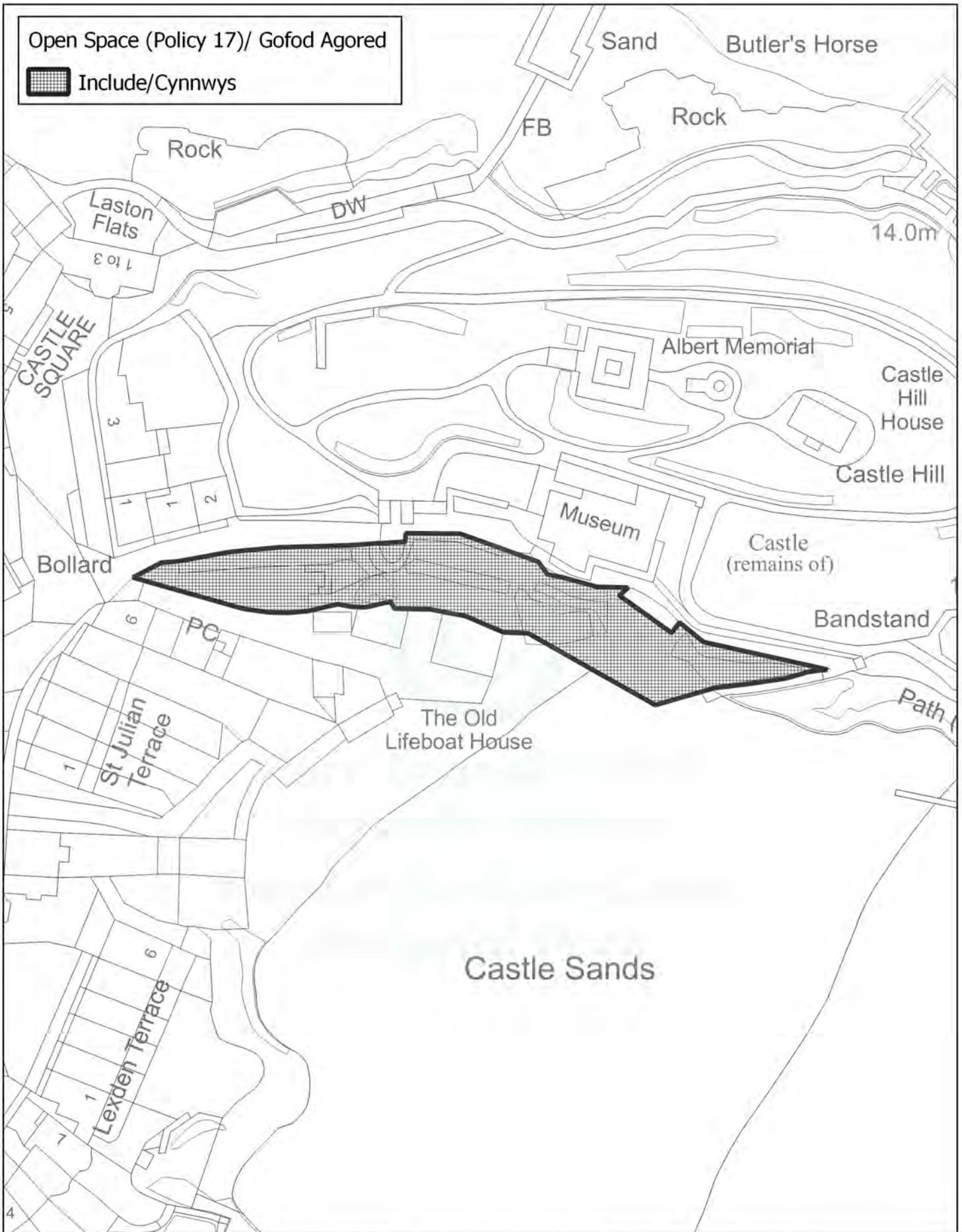
PD417:Grassed areas between the road and the houses front gardens and pond area of Merlins Gardens/Ardaloedd glaswelltog rhwng y ffordd a gerddi blaen y tai ac ardal y pwll dwr yng Ngerddi Myrddin





PD420: The grassed and treed area on the north and west side of the car park around the Greenhill Centre/Yr ardal laswelltog a choediog ar ochr ogleddol a gorllewinol y maes parcio o gwmpas Canolfan Greenhill



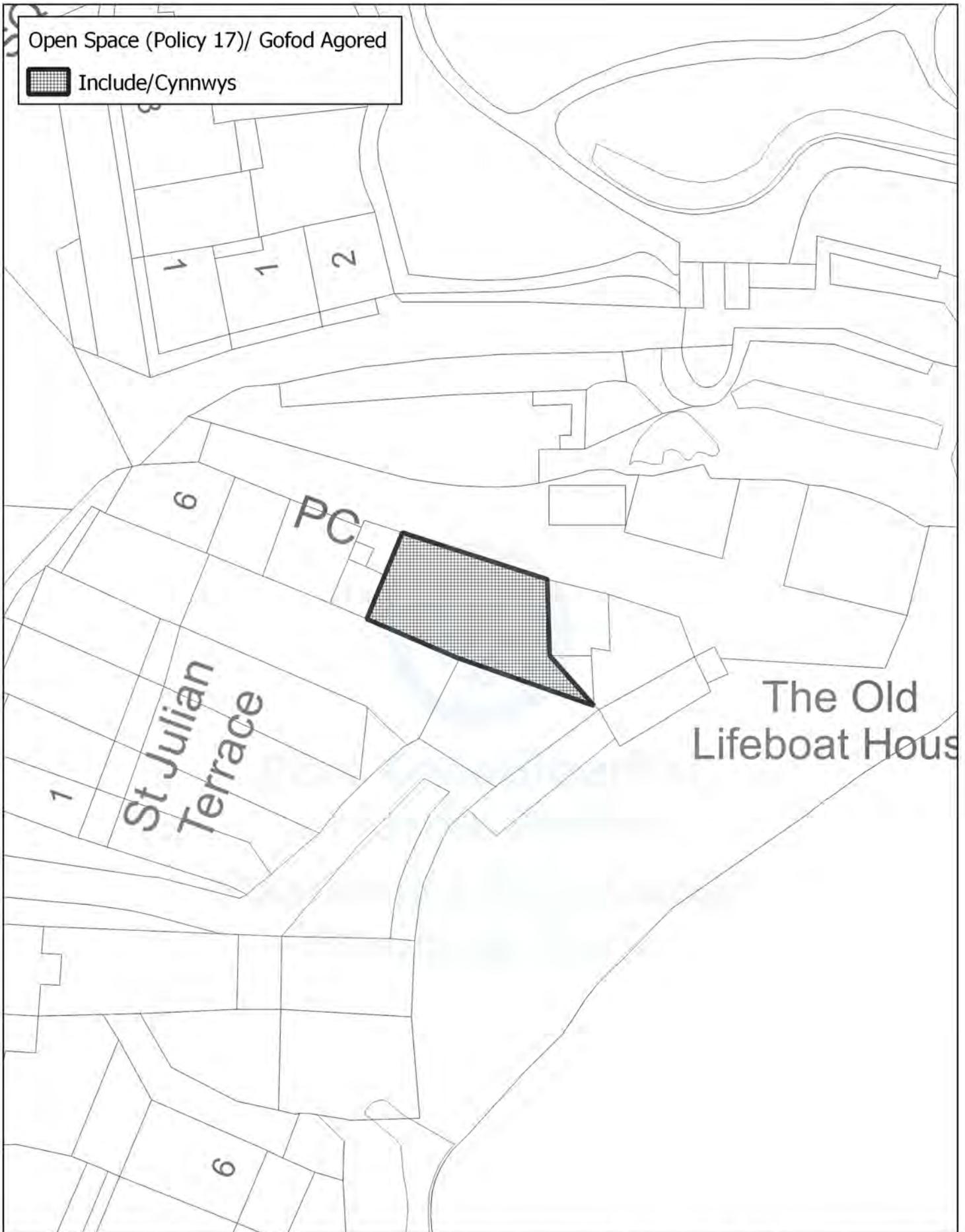


PD421:Public garden between the path to Tenby Museum and Castle Slip Roadway/Gardd gyhoeddus rhwng y llwybr i Amgueddfa Dinbych-y-pysgod a Slipffordd y Castell



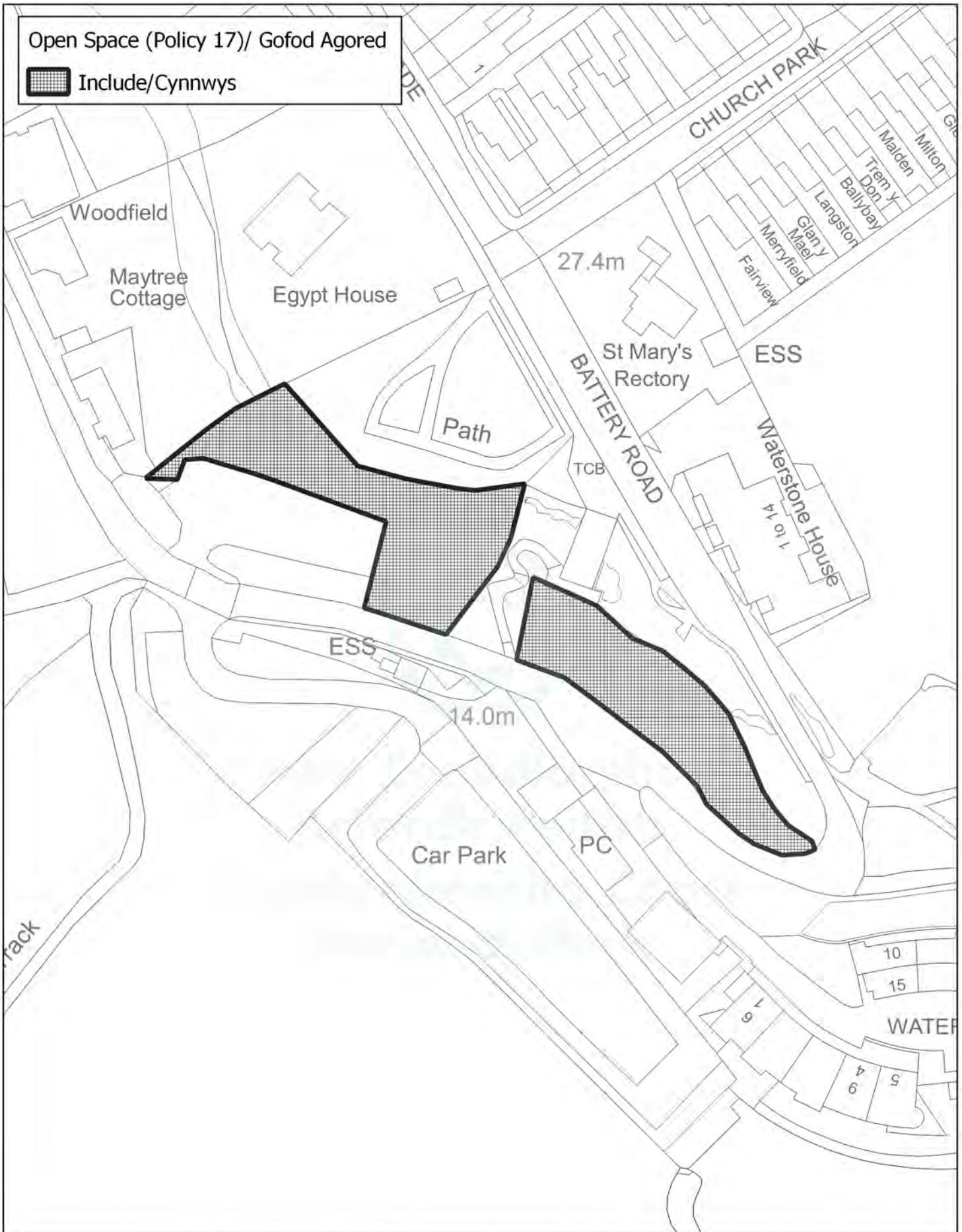
Open Space (Policy 17)/ Gofod Agored

 Include/Cynnwys



PD422:Grassed picnic area between the public toilets and Dennis Caf  on Castle Slip/Lle picnic glaswelltog rhwng y toiledau cyhoeddus a Chaffi Dennis ar Slipffordd y Castell





PD423:Cliff top and cliff side slopes below the west end of the Esplanade, continuing just south of the Jubilee Gardens and below the upper levels of the verges to Battery Gardens/Pen y glogwyn a llethrau'r glogwyn islaw pen gorllewinol yr Esplanade, gan barhau ychydig i'r de o Gerddi'r Jiwbilî ac islaw lefelau uchaf yr ymylon i'r Gerddi Magnelfa.

