

Pembrokeshire Coast National Park Authority Local Development Plan Replacement

Community Information Pack

March 2017



Planning Aid Wales
Community engagement in planning



**Parc Cenedlaethol
Arfordir Penfro**
**Pembrokeshire Coast
National Park**

Introduction

Pembrokeshire Coast National Park Authority (PCNPA) is in the process of replacing its Local Development Plan (LDP). The authority is now at the stage where areas of potential change are being identified and sites are coming forward for development or protection.

PCNPA is committed to engaging its local communities in this process.

On behalf of PCNPA, Planning Aid Wales (PAW) recently delivered six free training workshops for Community and Town Councils. The workshops aimed to explain the LDP preparation process, with particular focus on the emerging Preferred Strategy and Candidate Sites for future development. The workshops also advised how local communities can best be involved.

The workshops identified a number of issues to be covered and where more information would be useful. In response to this, PAW in collaboration with PCNPA has produced this information pack to help local communities develop their understanding of the LDP preparation process.

This information pack includes details of the LDP replacement timetable and outlines how possible sites are assessed. It also provides a number of links to useful documents, such as the topic-based Background Papers, which are the evidence base for preparation of the LDP.

It is being sent to all Community and Town Councils within or partly within the National Park area. The content is aimed to help people engage more effectively with LDP preparation, which we consider to be an important process for local communities.

The Authority hopes that Community and Town Councils will endeavour to ensure that their local communities are informed about and can engage with the LDP process. Community and Town Councils can provide a central source of information for their local communities, help to raise awareness of the LDP process and are able to relay local views and opinions back to the Authority.

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1. Workshop Presentation

The workshop presentation can be found here:

<http://www.pembrokeshirecoast.org.uk/Files/files/Dev%20Plans/LDP2/community%20engagement/FINAL%20Presentation%20for%20Feb%20'17%20PCNPA%20CTC%20training%20workshops%2013th%20Feb%20'17.pdf>

2. Local Development Plan Replacement Process

LDP Replacement Timetable

The first column in the table below identifies the stage of Plan preparation.

The second column identifies what actions are undertaken at that stage.

The third column sets out the dates for achieving these actions.

Stage	Actions	Date
	Town and Community Workshops	April 2016
Review Report	Agree which parts of the Plan need to be reviewed	By June 2016
Delivery Agreement	Agree review process timetable	By June 2016
Candidate sites	Agree engagement methodology (for stakeholders and local communities)	By Aug 2016
	Invite Candidate Site submissions	By end November 2016
	Town and Community Workshops	February 2017
Preferred Strategy	Agree draft preferred strategy, key diagram and Candidate Site list for consultation	By May 2017
	Public Consultation	8 weeks
Deposit Plan	Agree draft detailed policies and maps	By April 2018
	Public Consultation	8 weeks
Submission to Welsh Government	Submit Plan and supporting documentation	December 2018

Stage	Actions	Date
Examination of LDP by Inspector	Hearing Sessions	Spring 2019
Adopt LDP	Amend to incorporate Inspector's binding recommendations.	New Year 2020

Delivery Agreement

The Delivery Agreement sets out the proposed timetable for the LDP replacement and outlines how and when communities will be involved at each stage.

The Delivery Agreement was consulted on by the Authority and subsequently approved by Welsh Government in July 2016.

The Community Involvement Scheme or CIS can be found on pages 18-24 of the document, with specific reference to Community and Town Councils on page 21.

<http://www.pembrokeshirecoast.org.uk/default.asp?pid=768>

Annual Monitoring Report

This annual report (2016) outlines the extent to which policies of the LDP are being successfully implemented. Previous Annual Monitoring Reports can also be viewed on this page.

<http://www.pembrokeshirecoast.org.uk/default.asp?pid=536>

3. Draft Preferred Strategy

The Draft Preferred Strategy will set out the overall levels and areas of growth within the LDP area and outline strategic policies for the National Park (coloured in yellow).

It will also include detailed policies (coloured in blue) normally reserved for Deposit stage as the Authority is reviewing an existing plan.

It will not define precise boundaries for proposed development areas or provide site specific allocations.

It will also include a Candidate Site Index which shows sites submitted for consideration in the Local Development Plan along with the Authority's view on the site's compatibility with the Preferred Strategy.

It is anticipated that the Draft Preferred Strategy will go out for public consultation in late May 2017. The consultation period will last for eight weeks.

A summary of the Draft Preferred Strategy is available to view via the link below:

<http://www.pembrokeshirecoast.org.uk/Files/files/Dev%20Plans/LDP2/community%20engagement/Preferred%20Strategy%20Summary%20-%20Accessible%20Document.pdf>

4. How are possible sites assessed?

The following outlines the planning considerations that need to be taken into account when allocating sites for development:

General Considerations

- **Landowner Intention** – willingness to develop or release land, timescales.
- **Landscape Impact** – would development of the site conserve or enhance the character of the village/street scene/surrounding context? Mitigation? National Park Authority to consider.
- **Neighbouring Amenity** – privacy, light, noise? National Park Authority to consider.
- **Ecological Sensitivity** – what is the current ecological value of the site? Is it worthy of protection? Are there any protected species or habitats in or close to the site? National Park Authority and Natural Resources Wales to consider.
- **Other Environmental Constraints** – Is the site within or is it likely to damage a designation such as a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) etc.? Natural Resources Wales to advise National Park Authority.
- **Flood Risk** – will the development be vulnerable to, or increase the risk of flooding? National Park Authority and Natural Resources Wales to consider.
- **Sewage Capacity/ Water supply** – the ability of the existing sewerage system to accommodate the extra flows – upgrades required? Can water be supplied to the development? Dwr Cymru to advise National Park Authority.
- **Vehicular/Pedestrian access and Highway capacity** –. Can the road network cope with the amount and type of traffic? Are any road improvements required to access the site? Motorist and pedestrian safety. Highways Authority (Pembrokeshire County Council) or Trunk Road Agency to advise National Park Authority.
- **Historic Environment** – Impact upon any on site or neighbouring Listed Buildings, Conservation Areas, Scheduled Ancient Monuments. Dyfed Archaeological Trust and Cadw to advise the National Park Authority.

Housing

- **Affordable Housing Viability** – the number of on-site affordable housing units that can be expected based on total number of housing units, construction costs, abnormal costs.

Community Facilities (including playing fields and allotments)

- **Location** - Is the facility in a convenient location for the people who are most likely to use it?
- **Costs** - Who will fund/maintain it?

Employment

- **Type of business** – what type of business is proposed – will it impact on neighbouring properties?
- **Costs** - Who will fund it?

What we need from Proposers

- **When and how do they intend to bring the site forward** for development once it has been allocated?
- **Completed Financial Viability Assessment Proforma (Housing)** – detailing land purchase costs, building costs, any abnormal costs (could be long access roads or long distance to sewerage system, for example), number of houses (or other buildings/structures), size and type of units (e.g. market/affordable housing).
- **Layout** - We may also need to have details of how the proposal will fit/look on the site.

5. Evidence prepared to support Local Development Plan Replacement

Background Papers

The first stage in preparing the replacement plan is to review the existing information from the evidence base and then gather further evidence where necessary. This is to ensure that the development plan is based on real evidence so that the plan will be deemed to be 'sound'.

Background papers present a range of evidence, including plans and proposals by other organisations. They will be updated and added to throughout the preparation of the Plan.

Background papers have been prepared on a range of topics (see table below):

Background Papers A-F	Background Papers M-R
<ul style="list-style-type: none"> • Affordable Housing Study • Biodiversity Background Paper • Caravan and Camping Study • Carbon Dioxide Sources Background Paper • Climate Change Background Paper • Community Consultation Background Paper • Community Facilities Background Paper • Enjoyment Background Paper • Employment Background Paper • Evidence Base Background Paper 	<ul style="list-style-type: none"> • Minerals Background Paper • Open Space Assessment Background Paper • Retail Background Paper • Renewable Energy Assessment • Regional Minerals Planning • Regional Waste Plans
Background Papers G-L	Background Papers S-Z
<ul style="list-style-type: none"> • Green Wedge Background Paper • Housing Background Paper 	<ul style="list-style-type: none"> • Scale and Location of Growth Background Paper • Sustainable Transport Background Paper • Special Qualities Background Paper • Vision and Objectives Background Paper • Wales Spatial Plan • Waste Background Paper • Welsh Language Background Paper

The background papers are all available to view on the Authority's website, following the link below. They are grouped in alphabetical order (A-F, G-L, M-R and S-Z) and accessed via the links to the left of the web page.

<http://www.pembrokeshirecoast.org.uk/default.asp?pid=754>

Background Paper - Affordable Housing Study (December 2016)

When preparing a Local Development Plan, a local planning authority is required to set targets for affordable housing. This document assesses the economic viability of possible affordable housing targets within the Pembrokeshire Coast National Park Authority area.

<http://www.pembrokeshirecoast.org.uk/Files/files/Dev%20Plans/LDP2/background%20papers/FINAL%20PCNPA%20Affordable%20Housing%20Study%20Preferred%20Strategy%20-%20December%202016.pdf>

Supplementary Planning Guidance

Guidance notes, briefs and other supplementary guidance act as stepping stones between the policies of the National Park and planning applications. Supplementary Planning Guidance (SPG) provides more detail on policies contained within a Local Development Plan. PCNPA SPG includes topics such as affordable housing, planning obligations and parking standards.

<http://www.pembrokeshirecoast.org.uk/default.asp?pid=183>

National Policy and Guidance on One Planet Development

This Welsh Government guidance document, produced in 2012, is aimed at assisting planning applicants, their advisers and local planning authorities to understand the one planet requirements as outlined in Technical Advice Note 6: Planning for Sustainable Rural Communities (2010). The guide has three main aims: to explain what one planet development; to set out how development proposals should be justified and assessed; and to advise on what evidence is needed to support planning applications.

<http://gov.wales/topics/planning/policy/guidanceandleaflets/oneplanet/?lang=en>

6. PCNPA Planning Policy Team contact details

For any queries regarding the above, please contact the Authority's Development Plans team:

Address: Pembrokehire Coast National Park Authority
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Pembroke Dock
Pembrokeshire
SA72 6DY

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