

Planning Aid Wales

Community engagement in planning



Pembrokeshire Coast National Park

Local Development Plan Replacement



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Workshop for Community and Town Councils

Pembroke Dock, 13th February 2017

Cymorth Cynllunio Cymru

Ymgysylltiad y gymuned a chynllunio

Planning Aid Wales

Community engagement in planning

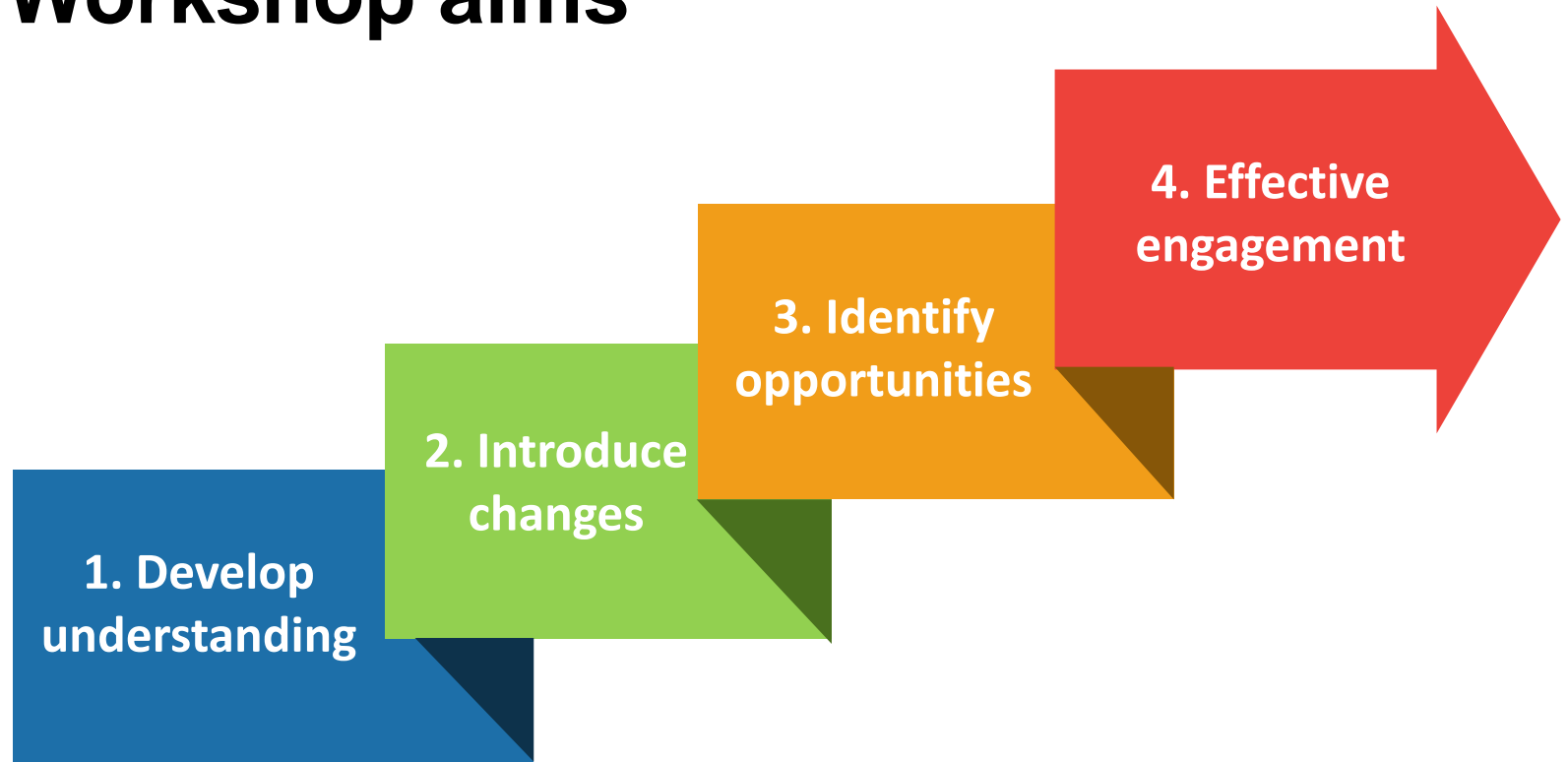


**Parc Cenedlaethol
Arfordir Penfro**
**Pembrokeshire Coast
National Park**



Welcome and introductions

Workshop aims

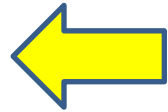




**What do you
want from
this workshop ?**



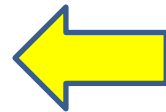
Workshop timetable



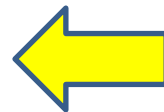
Introduction and background



Emerging LDP Strategy



Candidate Sites



What happens next ?

6

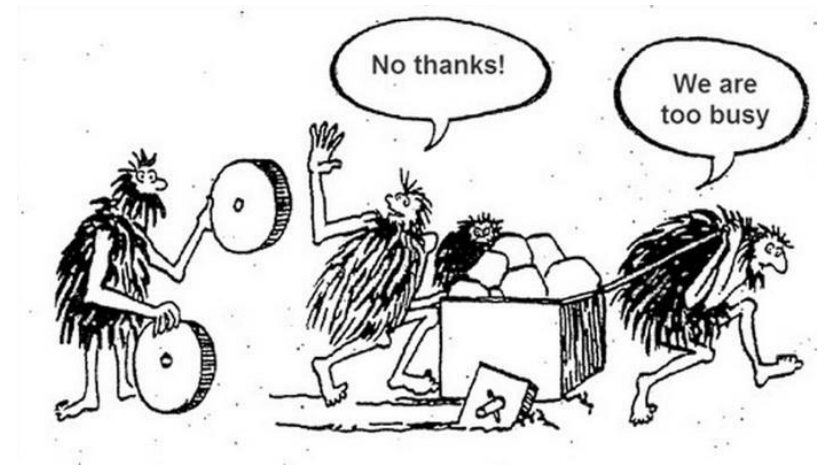


A large magnifying glass is centered on the word "Background". The lens of the magnifying glass is filled with a white background and contains several colorful icons: a black silhouette of a man in a suit talking on a mobile phone, a green schoolhouse, a yellow taxi, an orange document, a green tree, an orange group of people, a red and blue building, a red location pin, and an orange circular icon with a white shape. The handle of the magnifying glass extends from the bottom right towards the center. Surrounding the magnifying glass is a dense field of smaller, light blue icons representing various concepts: cars, buildings, trees, people, documents, location pins, a basketball, a smiley face, a Wi-Fi symbol, a Twitter bird, and a location sign with the number 7. The overall theme is a comprehensive background or context for a subject.

Background

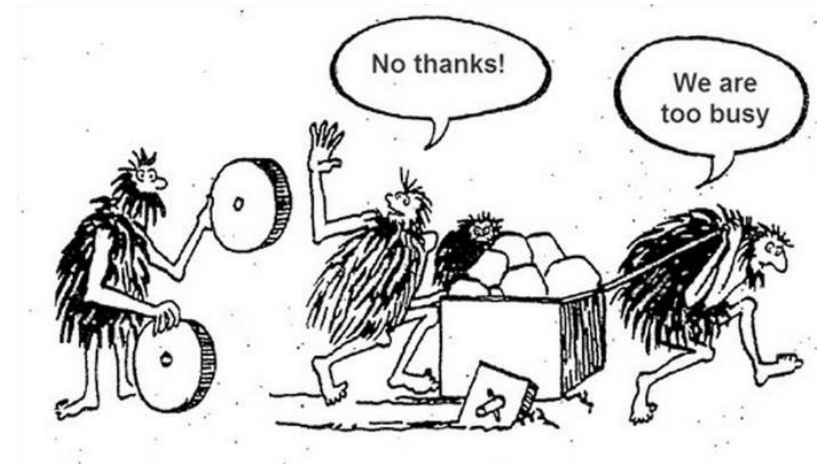
Why is the LDP being replaced ?

- We have looked again at the 2010 plan
- Some things are out of date and some are not working very well



Why is the LDP being replaced ?

- So we are producing a replacement plan
- Not a complete rewrite



Main Issues




- Housing / Affordable Housing
- Caravans and camping
- Employment
- Countryside development



LDP Review draft timetable (1)

- ▶ Stage 1 - Review Report July 2016
- 
- ▶ Stage 2 - Delivery Agreement July 2016
- 
- ▶ Stage 3 - Candidate Sites Aug-Oct 2016
- 
- ▶ Stage 4 - Preferred Strategy March 2017

LDP Review draft timetable (2)


- ▶ Stage 5 - Deposit Plan March 2018

- ▶ Stage 6 – Submission Sept 2018

- ▶ Stage 7 – Examination Spring 2019

- ▶ Stage 8 – Adoption End of 2019

Work undertaken to date (1)

- Review Report ✓
- Delivery Agreement ✓
- Candidate Site Submissions ✓



Work undertaken to date (1)

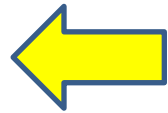
- Evidence ✓ ... ongoing - website
- Draft Strategy... ongoing
- Engagement ...crucial ... 





Questions ?

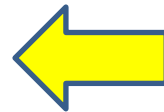
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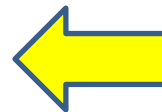
Introduction and background



Emerging LDP Strategy




Candidate Sites



What happens next ?





Emerging LDP Strategy

What is a Preferred Strategy ? (1)

- Agree key strategic policies
- Identify sites that fit with preferred strategy



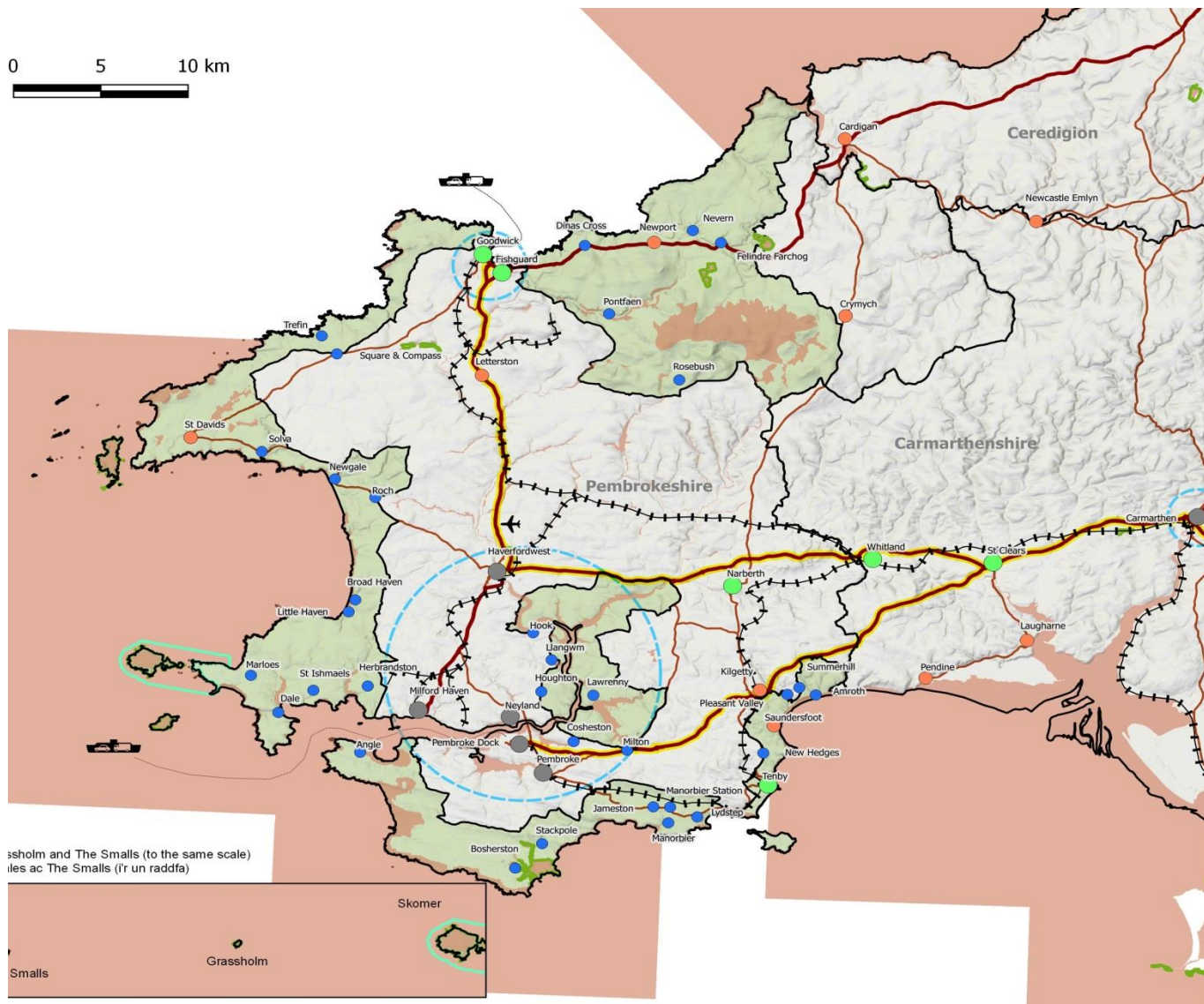
What is a Preferred Strategy ? (2)

- Spatial Strategy (what is this ?)
- Replacement Plan – also more detailed policies



- Main Settlement/
Prif Aneddiadau
- Local Service & Tourism Centre/
Canolfan Wasanaeth a Thwristiaeth Leol
- Local Centre/
Canolfan Leol
- Rural Centre/ Canolfan Gwledig
- A Road / Ffyrdd 'A'
- Trunk Road /
Rhydwaith o Brif Ffyrdd
- Trans-European Road Network /
Rhydwaith o Ffyrdd Traws-Ewropeaidd
- Railway / Rheilffordd
- ✈ Airfield / Maes Awyr
- 🚢 Ferry (Rosslare, Ireland) /
Fferi (Rosslare, Iwerddon)
- ▭ National Nature Reserve /
Gwarchodfa Natur Forol
- ▭ Marine Conservation Zone /
Parthau Cadwraeth Morol
- ▭ Natura 2000 site/
Safleoedd Bywyd Gwyllt Rhyngwladol
- ▭ Pembrokeshire Coast National Park /
Parc Cenedlaethol Arfordir Penfro
- ▭ Wales Spatial Plan Strategic Hub /
Cynllun Gofodol Cymru - Canolfan Strategol
- ▭ Neighbouring Planning Authority Area /
Ardal Awdurdod Cynllunio Cyfagos

0 5 10 km



Main Areas of Change / Themes emerging (1)

- New evidence
- Housing land supply (Candidate Sites later)
- Affordable housing
- Welsh language



Main Areas of Change / Themes emerging (2)

- Coastal flooding
- Caravans and camping
- Employment opportunities
- Farm diversification



Policy 45 – Affordable Housing (1)

1. Include market housing areas with affordable housing percentages (new study)
2. Provide for off site provision where 2 or fewer affordable houses will be delivered on site
3. Off site contributions on infill and rounding off and conversion



Policy 45 – Affordable Housing (2)

4. Strengthen Plan re sites ‘below’ the threshold for delivery
5. Flexibility regarding affordable housing requirement
6. Phasing Table changed to a Trajectory



Welsh Language



- Identify areas where the Welsh language is an important part of everyday life;
- Require a language impact assessment of ‘unanticipated’ (windfall) proposals which are likely to impact on the Welsh language;
- Refuse development where negative impacts on language can’t be managed.



Flooding & Coastal Erosion

- Emerging issue
- Coastal adaptation
- Identify areas at risk
- Help communities to adapt



The Bridge Inn at Newgale, seen around 1893, was on the sea side of the road, but it succumbed to a great gale in 1897. As a boy William Henry Davies, a shipwright from Solva, was sitting on the side of the hill on the east side of the beach when the inn was overcome by the ferocity of the storm. He watched as the licensee Mrs Allen was rescued by a horse and trap. Mrs Allen had the public house rebuilt on the other side of the road. The Royal Coat of Arms can be seen incorporated in the sign, as the then Duke of Edinburgh had called on his way to St David's, the name was changed to commemorate the royal visit. /



Coastal Adaptation

- Two-pronged approach:
 - Limit or restrict development in ‘at risk’ areas
 - Identifying a policy approach for relocating affected properties and businesses

Adapting Coastal Infrastructure to Sea Level Rise and Land Loss



Policy 38 A

Camping and Caravanning (1)

- Nearly 7,000 authorised camping and caravanning pitches in the National Park (55% of Pembrokeshire total)
- Policy of restraint for last twenty plus years



Policy 38 A

Camping and Caravanning (2)

- Landscape Capacity Assessment Study (2015)
- Allows some small-scale camping and caravanning in some locations



Employment Policy 42 Strategy Policy (1)

- More flexible approach to site location:
 - Within or adjacent to Centres
 - Create clusters of related businesses in the countryside.



Employment Policy 42 Strategy Policy (2)

- Further amendments following Candidate Site consultation – including site allocations ?



Policy 43A

New Farm Diversification

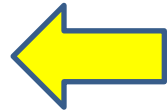
- Required by Welsh Government (Planning Policy Wales)





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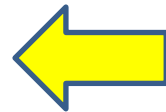
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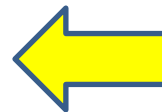
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Emerging LDP Strategy



Candidate Sites



What happens next ?



Candidate Site Process (1)

- Not Public at present
- More work to be done...
- Experience previously (want to learn)



Candidate Site Process (2)

- Without prejudice
- Iterative process
- Need to communicate with you (ongoing)



Candidate Site Process (3)

Who gets what they want?

- Inspector decides
- Tests of Soundness:
 - Does it fit with Welsh Government policy ?
 - Does it fit with the area ?
 - Is it deliverable ?



How Sites Come Forward for Consideration (1)



- National Park Authority made a 'Call for Candidate Sites' – a time period given for people to submit proposals for land to be used.
- Proposers of land asked to complete a form and send details of the site - what, when and how they intend to develop.



How Sites Come Forward for Consideration (2)



- Candidate sites to be submitted by 25th November 2016.
- Sites can be submitted later in the process but are not likely to be included in the Plan.



How Sites are Assessed (1)

- Officers sift through sites to assess which are suitable / not suitable / need more information.
- Where is the site ?
- Consult agencies for expert advice – highways, water supply, sewerage, power supply, flooding etc.



How Sites are Assessed (2)

- Consult other experts on the impacts of development – protected habitats or species, specially designated areas (SSSI, SAC, Scheduled Ancient Monuments etc).



What else is required ? (1)

- Information from the landowner or developer about how and when they will start ...
(... and finish !) building the site.



What else is required ? (2)

- Is developing the site viable once all the necessary requirements and costs are taken into account ?





Questions ?



**Sites for future
development ?**

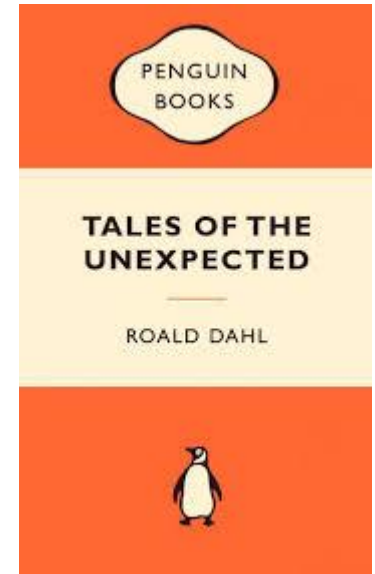
Candidate sites for future development

- Where are the sites ?
- Overview of sites
- Which sites are likely to enjoy local support ?
- Which sites will be controversial ?



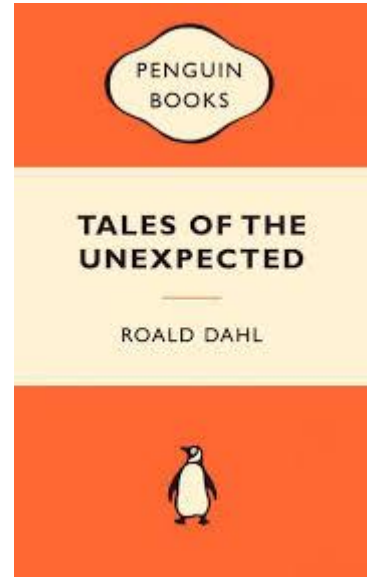
Uncertainty about sites (1)

- Landowner unwilling to bring site forward
- Landowner changes mind / wants something else
- Welsh Water constraints
- Highway constraints
- Building costs change

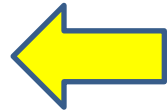


Uncertainty about sites (2)

- Areas prone to flooding change
- Landscape Impact – National Park
- Inspector
- Alternative Use Value
- Viability – real costs not explored fully
- New sites introduced later



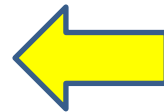
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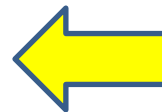
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Candidate Sites



What happens next ?



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What happens next ?

Next Steps

- Community Pack prepared following workshops
- Formal period of consultation for 8 weeks (post 17th May)
- Deposit Plan...



PCNPA Local Development Plan 2015 to 2031

Contact details:

devplans@pembrokeshirecoast.org.uk

LDP Revision Pages

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=753>

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Martina Dunne

01646 624800



Why get involved ?

More capacity

Less conflict

Less waste

Faster

Fairer



Better planning





What will help you and your communities to engage more effectively ?





Final questions ?

A large magnifying glass is centered on the page, with its handle extending towards the bottom right. Inside the lens, the text "Evaluation forms please" is written in a bold, black, sans-serif font. The lens also contains several colorful icons: a black silhouette of a man in a suit talking on a mobile phone, a green school building, a yellow car with two people inside, an orange document icon, a green tree, an orange group of three people, a red and blue building, a red location pin, and a yellow circular icon with a white shape inside. The background of the entire page is filled with a variety of blue icons, including cars, buildings, trees, location pins, documents, people silhouettes, a basketball, a smiley face, a Wi-Fi symbol, a Twitter bird, and a globe. The overall theme is related to urban planning, community, and evaluation.

**Evaluation
forms please**

Thank you for attending

Cymorth Cynllunio Cymru

Ymgysylltiad y gymuned a chynllunio

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