

Session 6 Action Point 4

<p>HS6/AP4 – PCNPA to relocate Tables 7 and 8 to the appendix. The scope of Table 7 is to be extended to include details of large sites which have planning permission at 31st March 2019 (and are in the 5 year supply). The table will then need to be expanded to include details of: site references; immediate planning history; constrains; design and/or infrastructure requirements; Planning Obligations; and the timescale for delivery. <u>Building on the proposed changes to Policy 48, I would suggest that in all the sites with planning permission (including those which are currently allocations): are identified with the prefix 'HC' and individually numbered; that full details of the sites are included in the policy e.g hectares/ indicative AH requirement etc; and identified on the proposals map.</u></p>	<p>31st August 2019</p>	<p>SH</p>
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Delete Tables 7 and 8 from the Local Development Plan main text. Include as new Appendix 4. Insert a cross reference to the Tables in Policy 48. Highlight land with planning permission with HC and on the Proposals Map-. Sites other than allocations with planning permission to be also shown on the Proposals Map.

Policy 48		Housing Allocations ♣ or Land with Planning Permission				
The following sites are allocated for housing or have planning permission for housing for 5 or more dwellings♣:						
Location Proposals Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation ♣or Permission)	Estimate Affordable Housing Figure (Allocation ♣or Permission)	► Anticipated Delivery by 2031 ¹⁵⁶ (Affordable element in brackets) ◀
Newport						
♣HC1♣ ¹⁵⁷	North of Feidr Eglwys	1.5	40%	35	14	► 35(14) ◀
♣HC2♣ ¹⁵⁸	Parrog Yard & Pottery Site	0.24	66%	12	8	► 12(8) ◀
♣HA1♣	Land North of the Business Park	0.5	50%	15	8	► 10(5) ◀
Saundersfoot						
♣HA2♣	Land at Sandy Hill	2.26	► 35%	68	24	68(24) ◀
♣HA3♣	North of Whitlow	1.8	► 35%	54	19	54(19) ◀
♣HA4♣	Penny Farm	1.13	► 40%	36	14	36(14) ◀
St Davids						
♣HC3♣ ► see footnote*1 ◀	West of Glasfryn Rd	3.34	► 54%	90	49	70(38) ◀
Broad Haven						

¹⁵⁵ An estimated 960 new dwellings are delivered of which an estimated ♣362♣ are affordable units – see Policy 49

¹⁵⁶ ► Taken from Appendix 2 of the Housing Background Paper ◀

¹⁵⁷ Figures reflect planning permission NP/15/0194

¹⁵⁸ Figures reflect planning permission NP/17/0301

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♣HC4♣ ¹⁵⁹	South of Driftwood Close	0.66	► 35%	18	-6	18(6) ◀
♣HA5♣ ► see footnote*2 ◀	North East & South East of Marine Rd	3.14	► 34%	87	30	► 65(22) ◀
♣ Herbrandston						
HC5	Former Sir Benfro Inn	0.08	0%	3	0	3(0) ♣
Jameston						
♣HA6♣	Opposite Bush Terrace	1.69	29%	38	11	► 38(11) ◀
♣HC6	Green Grove	0.56	33%	9	3	9(3) ♣
Lydstep						
♣HA7♣	West of the Green	0.4	50%	10	5	► 10(5) ◀
Manorbier Station						
♣HC7♣ ► see footnote*3 ◀	Field Opposite Manorbier VC School	0.63	91%	23	21	► 23(21) ◀
♣New Hedges						
♣HC8	Rear of Cross Park (partly completed April 2019)	1.03	0%	24	0	24 ♣
Square & Compass						
♣HA8♣	Glasfryn Field	0.26	30%	7	2	► 4(1) ◀
♣HA9♣	Land adj to ► Bryngolau ◀	0.33	30%	10	3	► 4(1) ◀
St Ishmaels						

►*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.

¹⁵⁹ Figures reflect planning permission NP/17/315

*2 Add footnote: pre-application discussions/Local Development Plan viability information.

*3Add footnote NP/17/283 Reflects resolution to grant planning permission subject to a S106 agreement. ◀

Policy 48		Housing Allocations ♣ or Land with Planning Permission				
The following sites are allocated for housing or have planning permission for housing for 5 or more dwellings♣:						
Location Proposals Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation ♣ or Permission)	Estimate Affordable Housing Figure (Allocation ♣ or Permission)	► Anticipated Delivery by 2031 ¹⁵⁶ (Affordable element in brackets) ◀
♣HC9♣ ¹⁶⁰	Adj to the School	0.74	25%	13	3	► 13(3) ◀
Trefin						
♣HA10♣ Countryside	Land off ► Cefn Galloed ◀ Trefin	0.35	► 25% ◀	10	3	► 7(2) ◀
♣ HC10	Land at Whitchurch (almost complete April 2019)	0.06	0%	1	0	1(0) ♣
<p>♣ Appendix 4 Requirements for Housing Allocations and Large Windfall Sites ♣ sets out the requirements regarding constraints, design and infrastructure requirements and planning obligations. Requirements regarding some potential large windfall sites are also set out. ♣</p>						

4.285 In summary the main selection criteria for allocation are:

- **Site Size:** A threshold of sites that are capable of accommodating 5 or more units will be potentially allocated in the Plan for housing.
- **Acceptability in terms of location:** Development in the countryside is strictly controlled. Residential development, in particular which is remote from Centres (listed in Policies 2 to 5 and 6) is unlikely to be carried forward.
- **Acceptability in terms of scale of housing proposed:** The preferred policy option for the scale of provision anticipated overall is set out in Policy 47. The introductory text to this Chapter outlines the scale of provision anticipated in the various tiers of the spatial strategy.
- **Impact on the National Park landscape:** Constraints such as impact on the National Park landscape or nature, Conservation Areas, Listed Buildings, flooding etc.
- **Infrastructure:** New development can place additional pressures on existing infrastructure such as highways, water

¹⁶⁰ Figures reflect planning permission NP/16/0219

supply, drainage and sewage capacities as well as local facilities such as schools, medical and recreational facilities.

- **Access:** Consideration will be given to the suitability of pedestrian/cycle/public transport/vehicular access to the site.
- **Financial Viability and Deliverability:** the Authority needs to be confident that any allocated site has a realistic prospect of being developed for its intended use within the Plan period – up to 2031.

4.286 Sites have also been considered through related assessments that are triggered by preparing a plan of the nature and scope of the Local Development Plan. These include a Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA) and a Habitats Regulations Assessment.

4.287 The tables in ♣ Appendix 4 Requirements for Housing Allocations and Large Windfall Sites ♣ focus on unique site issues primarily in terms of landscape, archaeological and ecological advice which will need to be addressed when proposals are brought forward. Unique requirements are also included where relevant for some potential large housing windfall sites which were assessed as part of the candidate site process.

4.288 ♣ Moved to Appendix 4 ♣

♣ Table 7 Moved to Appendix 4 ♣

4.289 There are also potentially some large windfall sites. These sites may come forward during the life of the Plan for housing purposes. Due to uncertainties about their deliverability they have not been formally allocated. They lie within the Centre Boundary.

♣ Table 8 Moved to Appendix 4 ♣

4.290 The Land Implementation Study provides information on most of the sites in terms of availability, the amount of infrastructure required, the indicative costs and any mitigation requirements as at December 2017. The figures provided for affordable housing figures on the sites listed in Policy 48 are therefore indicative (see Planning Policy Wales Edition ♣ 10 December 2018 (paragraph 4.2.31) ♣. They are based on assumptions used to determine viability as set out in the Affordable Housing Study and the Land Implementation Study or where there was information available through pre-application or planning application discussions. As sites are taken forward further information can be taken account of such as the latest information on Welsh Water's investment programme, the refining of infrastructure costs and changes in house prices and build costs.

♣ **Appendix 4 Requirements for Housing Allocations and Large Windfall Sites** ♣

♣ The requirements set out below is based on the information available regarding constraints, design and infrastructure requirements and planning obligations at the time of Plan preparation.

For those sites highlighted with a ‘◆’ an initial assessment using data sourced from the Welsh Government, Department for Environment and Rural Affairs (DEFRA)’s emerging Draft Predictive Agricultural Land Classification Map for Wales (2017) shows that soil within the site is high-grade agricultural land (Grades 1,2 or 3a). Further analysis will be required to check the accuracy of the data and the use of conditions on any planning permission granted may be necessary to ensure that the soil resource can continue to provide identified benefits.

Table 1 Housing Allocations and large sites (5 units or over within the 5-year land supply) – Site Requirements

Ref	Site Name and location	Recent Relevant Planning History	Constraints	Design and infrastructure Requirements	Planning Obligations	Estimated Site Completion
NEWPORT						
HC1	Land at Feidr Eglwys, Newport (Candidate site reference: 141)	NP/15/0194	None known. Site under construction (March 2019)	See details of planning permission	Affordable housing Contributions required for, transport, education and open space	By end 2024
HC2	Newport Pottery and Depot Candidate site references: 065A/067A)	NP/17/0301	None known. Site under construction (March 2019)	See details of planning permission	Affordable housing Contributions required for education.	By end 2024
HA1	Land north of the Business Park (Candidate site references: 068/088A/089A/09 0A)	None	Low voltage electricity cable diversion may be required. There are several recorded heritage assets in close proximity to the site, which is also at the edge of the medieval town. There is potential for archaeological deposits/features to extend into the site. Further assessment will be required as part of any planning	Off-site sewers will be required. Careful consideration of layout and massing will be required to integrate any development with the neighbouring business park. The retention and strengthening of hedgebanks as well as providing new ones to define the site will be required. Maintenance of greenspace to break up development will also be required. The adjacent wooded area has potential for providing a supporting habitat for bats, or as part of a strategic commuting route or flight line. Further survey work will be required in this regard. Development proposals for this site must demonstrate compliance with Policy 10 of the Plan (Sites and Species of European Importance). There are several recorded heritage assets in close proximity to the site, which is also at the edge of the medieval town. There is potential for archaeological deposits/features to extend into the site. Further assessment will be required as part of any planning application to develop the site.	Affordable housing. Contributions required off-site open space provision. Transport infrastructure obligations– can be used for provision of viable walking/cycling opportunities to the site.	10 units by end 2031 5 units after 2031

Ref	Site Name and location	Recent Relevant Planning History	Constraints	Design and infrastructure Requirements	Planning Obligations	Estimated Site Completion
			<u>application to develop the site.</u>			
SAUNDERSFOOT						
HA2 ◆	Land at Sandy Hill (Candidate Site reference: 015)	None.	Water main crossing the site will need to be taken into account (easement or diversion).	Roadway along the length of the western site boundary will require widening and a pedestrian footway created linking to the existing path along Sandy Hill Road. This may require third party land. Additional landscaping along the southern boundary of the site to strengthen the edge of the built area is required. Provision of pedestrian access into the site from the north will need to be achieved.	Affordable housing. Sustainable Transport requirements. Informal open space to be required on-site. Contributions required for off-site provision of Local Equipped Area for Play and Neighbourhood Equipped Area for Play.	34 by end 2026 ± 34 by end of 2031
HA3 ◆	North of Whitlow (Candidate site reference 031A)	None		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 along the western side of the site with the footway along the eastern side of the site, required by the Highway Authority. A layout for this site could include preserved access to land to the west of the allocated site lying outside the Centre boundary. This is not a requirement of the planning authority. The suitability of this land for development would need to be considered at the appropriate time.	Affordable housing. Sustainable transport provision. On-site provision of informal open space.	27 by end 2026 ± 27 by end 2031
HA4 ◆	Penny Farm (Candidate site reference: 037)	None	Access constraints – limited to 12 units from North Close. The access would require 3 rd part land for which agreement in principle has been agreed with the landowner. Access from Fan Road limited to 36 units.	Off-site sewers required. Off-site water mains required. Fan Road access will need to be enhanced. Highway boundary land to be reviewed to ensure the provision of viable, unobstructed visibility splays can be achieved. Consider a possible extension of the 30mph zone to achieve visibility splays and improve highway conditions. Traffic impact assessment required to ensure capacity at new and existing junctions is not compromised.	Affordable housing. Financial contribution towards provision of a footway/footpath route to Saundersfoot Railway Station. Informal open space to be provided on site. Financial contributions required for LEAP and NEAP.	18 by end 2026 ± 18 by end 2031
ST DAVIDS						
HC3 ◆	West of Glasfryn Road (Candidate site references: 021A/099A)	NP/18/0051	None known.	See details of planning permission	Affordable housing. Contributions required for sustainable transport, education and open space.	By end 2024
BROAD HAVEN						
HC4	Land off Walton Road, Broad Haven (South of Driftwood Close) (Candidate site reference: 006)	NP/17/0315	None known. Site under construction (March 2019)	See details of planning permission	Affordable housing. Contributions for open space.	By end 2020
HA5 ◆	North, east and south of Marine Road Candidate site	None	Upgrading of the sewage treatment works at Broad	Feasibility study required to determine if there is sufficient capacity in the public sewer system. If it proves difficult to secure a connection to the public system a small domestic	Affordable housing. Provision of viable walking/cycling opportunities to improve sustainability	35 by end of 2026 ± 30 by end of 2031

Ref	Site Name and location	Recent Relevant Planning History	Constraints	Design and infrastructure Requirements	Planning Obligations	Estimated Site Completion
	<u>reference: 039/041</u>		<u>Haven required to cater for this development</u> <u>11kV overhead cable crosses the site. This will need to be taken into account through site layout, including maintenance zones.</u>	<u>package treatment works may be located alongside the western boundary of the site.</u> <u>Part of the site is in a high-risk coal mining area and so a Coal Mining Risk Assessment Report will be prepared.</u> <u>Trail trenching and borehole testing are recommended.</u> <u>Access to the site is via land in 3rd party ownership. A new roundabout and road will be required to access the site. Temporary allotments will need to be relocated.</u> <u>Pedestrian links to the open land to the north of the south, along the western site boundary and beyond are required.</u>	<u>of the site.</u>	
HERBRANDSTON						
<u>HC5</u>	<u>Site of the former Sir Benfro Hotel</u>	<u>NP/07/344</u>	<u>None known. Site under construction (March 2019)</u>	<u>See details of planning permission</u>	<u>None remaining.</u>	<u>By end 2019</u>
JAMESTON						
<u>HA 6</u> ◆	<u>Opposite Bush Terrace</u> <u>(Candidate site reference: 022)</u>	<u>None</u>	<u>None known.</u>	<u>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 hedgebank boundary features which would help to preserve and enhance the character of the landscape. Landscaping and planting, sensitive architectural design and density and a development pattern which reflects existing building within Jameston will be important considerations in mitigating impact on the historic environment.</u>	<u>Affordable Housing Contributions for secondary education.</u> <u>Highway contributions towards traffic calming.</u> <u>On-site open space.</u>	<u>By end 2024</u>
<u>HC6</u>	<u>Green Grove</u>	<u>NP/15/0287</u>	<u>None known. Site under construction (March 2019)</u>	<u>See details of planning permission.</u>	<u>Affordable housing.</u>	<u>By end 2024</u>
LYDSTEP						
<u>HA 7</u> ◆	<u>West of The Green</u> <u>(Candidate site reference: 086A)</u>	<u>None</u>	<u>None known.</u>	<u>Site access from the A4139 may require 3rd party land to achieve the visibility splays. Extension of the 30mph zone would be required. A pedestrian link via The Green would be supported. A footway link eastwards from the site entrance towards Lydstep would be required.</u> <u>A layout for this site could include preserved access to land to the west of the allocated site lying outside the Centre boundary. This is not a requirement of the planning authority. The suitability of this land for development would need to be considered at the appropriate time.</u>	<u>Affordable housing.</u> <u>Contributions for transport infrastructure including provision of viable walking and cycling opportunities.</u> <u>Contributions for off-site provision of informal open spaces.</u> <u>Local Equipped Area for Play.</u> <u>Neighbourhood Equipped Area for Play and Multi-Use Games Area.</u>	<u>By end 2031.</u>
MANORBIER STATION						
<u>HC7</u>	<u>Field opposite Manorbier VC School</u> <u>(Candidate site reference: 029)</u>	<u>NP/17/0283</u>	<u>See details of planning permission.</u>	<u>See details of planning permission.</u>	<u>None. Development proposal is for all affordable housing.</u>	<u>By end 2024</u>
NEW HEDGES						
<u>HC8</u>	<u>Off Trevayne Road (Rear of Cross</u>	<u>NP/17/0048</u>	<u>None known Site under</u>	<u>See details of planning permission.</u>	<u>None remaining</u>	<u>By end 2019</u>

Ref	Site Name and location	Recent Relevant Planning History	Constraints	Design and infrastructure Requirements	Planning Obligations	Estimated Site Completion
	Park)		construction (March 2019)			
SQUARE AND COMPASS						
HA 16 ◆	Glasfryn Field (Candidate site reference: 014A)	None	Foul sewer traversing the site. The line is not identified and would require further investigation.	A feasibility assessment would be required to determine whether a suitable vehicle access could be established.	Affordable housing. Sustainable transport.	4 by end 2031.
HA 9 ◆	Land adjacent to Bryngolau (Candidate site reference: 106)	None	A public right of way runs along the western boundary. Any development will need to avoid causing unacceptable detrimental impacts to the amenity of this existing public right of way. There is a foul drainage connection crossing the site. A 11kV underground cable runs adjacent to the site and may require diversion. Japanese knotweed is present on site.	A new hedgerow will be required to consolidate the rear boundary and contain development to the north. A feasibility assessment would be required to determine whether a suitable vehicle access could be established. Provision of viable walking/cycling opportunities to improve sustainability of the site.	Affordable housing. Contribution for off-site provision of informal open space, Local Equipped Area for Play, Neighbourhood Equipped Area for Play and Multi-Use Games Area. Sustainable Transport	4 by end 2031.
ST ISHMAELS						
HC 9	Adjacent to the school (Candidate site reference: 055A)	NP/16/0219	None known.	See details of planning permission.	Affordable housing. Education. Open Space.	By end 2024
TREFIN						
HA 10 ◆	Land off Cefn Galod (Candidate site reference: 050)	None		When viewed from the south visual impact will need to be minimized by ensuring all existing boundary hedgerow is retained with additional planting provided. Access should be provided via Cefn Galod to concentrate development in a linear form along the southern boundary. Green space should be provided to the north. Road heights should remain within the context of neighbouring residential development. Off-site sewers required.	Provision of viable Affordable housing, walking/cycling opportunities to improve site sustainability. Contributions for off-site provision of informal open space, LEAP, NEAP and MUGA.	7 by end 2031.
COUNTRYSIDE						
HC10	Land at Whitchurch	NP/05/509	None known	See details of planning permission.	None.	By end 2024

Table 2 Potential Large Windfall Housing Sites (5 or more dwellings) - Requirements

<u>Location Site Name</u>	<u>Requirements</u>
<u>Dinas Cross</u>	
<u>Land to the Rear/West of Spring Hill</u>	<u>The deliverability of this site is uncertain (Land Implementation Study December 2017). Access would be required from the A487 to the north via the demolition of existing development in respect of highway safety and landscape visual impact considerations. Development would need to emulate the linear layout of Spring Hill to the east to remain in keeping with the existing built context. Candidate Site References: 054/013A/074A/095A/135A</u>
<u>Lawrenny</u>	
<u>Adjacent to Home Farm</u>	<u>Deliverability of this site is uncertain (Land Implementation Study December 2017). Development of this site would require retention of a soft landscape edge to the north. Suitable relocation of the existing farm buildings would be required prior to development proceeding. The existing private sewer requires upgrading to accommodate any development within this site. Further consideration is also required in respect of disposal of wastewater due to the likelihood of discharge direct to the Pembrokeshire Marine Special Area of Conservation (SAC). Development proposals for this site must demonstrate compliance with Policy 10 of the Plan (Sites and Species of European Importance). Candidate Site Reference: Site 045♦</u>
<u>Solva Bank House</u>	<u>Deliverability issues arise in relation to legal covenants on the site. Should a proposal come forward the proposal will need to take into account that this site is the walled garden of Bank House, a Listed Building. The wall is a curtilage feature and therefore included in the listing – the roadside wall in particular is a prominent feature. Development will need to respect the setting of the Listed Building. Candidate Site Reference: 102 ♣</u>