

Hearing Session 5: Action Point 10

<p>HS5/AP10 – PCNPA to divide Policy 53 into separate community facilities and planning obligations policies</p>	<p>16th August 2019</p>	<p>MD</p>	
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Please see highlights in green below. Please note that footnote 169 is not visible at present. Formatting is causing difficulties. The text of footnote 169 is the same as footnote 167 of the submitted Plan.

4.310 Planning permissions will have secured obligations to deal with the additional infrastructure, services and facilities required by a

¹⁶⁸ See [6. Glossary of Terms](#)~~6. Glossary of Terms~~

Pembrokeshire Coast National Park Local Development Plan 2 (Deposit) ~~– Authority Meeting 28 2018 –~~
[Submission Evidence + PPW10 + MACs](#)

14

proposal.¹⁶⁹ Supplementary Planning Guidance will be prepared to support Policy 53 c) to explain the requirements for delivering improvements to infrastructure, services and facilities made necessary by the development. This Authority will also continue to consider the implications of the possible introduction of the Community Infrastructure Levy in consultation with partner organisations.

Policy 53 Community Facilities and Infrastructure Requirements (Strategy Policy) ★

The provision and protection of community facilities infrastructure and services will be achieved as follows¹⁶⁸:

a) With new and extended facilities these will be permitted where they are well located to meet the community’s needs and they are convenient to public transport, shops and other services where this is required to serve the needs of the user.

Policy 53 Community Facilities and Infrastructure Requirements (Strategy Policy) ★

The provision and protection of community facilities infrastructure and services will be achieved as follows¹⁶⁸:

- a) With new and extended facilities these will be permitted where they are well located to meet the community's needs and they are convenient to public transport, shops and other services where this is required to serve the needs of the user.**
- b) Development which would adversely affect the operation of a community facility, or results in its loss will not be permitted except where a suitable replacement or enhanced facility is to be made available or where it can be shown the facility is no longer required or is not commercially viable. When considering a new use for a redundant community facility an employment use or affordable housing will be prioritised (see also Policy 44, Policy 45 and Policy 49).**
- c) Planning permission will be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure, services and community facilities made necessary by the development. Arrangements for**

¹⁶⁷ Areas where contributions may be sought include, affordable housing, archaeology, nature conservation and the historic environment, community and social services, crime and disorder, education, employment and training, environmental enhancements, flood defence, town centre improvements, fire and rescue infrastructure, health care, libraries, open space, recreation and leisure facilities, recycling facilities and community schemes, transport including travel schemes, allotments, water and sewerage infrastructure and sustainable urban drainage systems.

¹⁶⁸ See [6. Glossary of Terms](#) - [Glossary of Terms](#)

obligations.

The Authority will seek to obtain benefits to contribute to dealing with the most acute areas of need for National Park communities. This will include consideration of affordable housing; recreational and amenity open space; sustainable transport facilities; educational facilities; community facilities (including libraries); public art; and biodiversity.

Pembrokeshire Coast National Park Local Development Plan 2
(Deposit) – Authority Meeting 28-2018 –
Submission Evidence + PPW10 + MACs

146

Where it can be proven that a proposal is unable to deliver (i.e. the proposal would not be financially viable) in terms of the policy requirements of the Plan (i.e. for affordable housing provision, sustainable design standards expected and community infrastructure provision) priority will be given to the delivery of affordable housing in any further negotiations, provided that it can be demonstrated that the proposal would not unduly overburden existing community infrastructure provision.

4.310: Planning permissions will have secured obligations to deal with the additional infrastructure, services and facilities required by a proposal.¹⁶⁹ Supplementary Planning Guidance will be prepared to support this Policy to explain the requirements for delivering improvements to infrastructure, services and facilities made necessary by the development. This Authority will also continue to consider the implications of the possible introduction of the Community Infrastructure Levy in consultation with partner organisations.