

<p>HS5/AP6 – PCNPA to amend Policy 40 to insert ‘where it can be demonstrated:’ and define ‘appeal’</p>	<p>26th July 2019</p>	<p>SH</p>
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Edits shown highlighted in green:

or conversion of existing buildings. Outside of Centres, opportunities for new hotels and guest houses may be achieved through the conversion of appropriate buildings (see Policy 7d).

4.209 The policies below provide additional advice and guidance on the visitor economy.

<p>Policy 40</p>	<p>Loss of Hotels and Guest Houses ★</p> <p>Loss of hotels and guest houses in the National Park will be permitted where <u>it can be demonstrated that:</u></p> <ul style="list-style-type: none"> a) the potential for continued use of the facility has been shown to be unviable; or b) the overall demand for this type of accommodation during peak periods will continue to be met within the area; and c) there is no unacceptable adverse effect on the <u>appearance</u> appeal and intrinsic character of the resort, area or frontage. <p>Applicants justifying the loss of the hotel under criterion a) will need to show that a genuine marketing exercise has been undertaken prior to the submission of the application.</p>
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4.210 This policy aims to protect the existing stock of hotels and guest houses in the National Park. A good supply and range of serviced accommodation is essential, particularly as tourism is a dominant factor in Pembrokeshire’s economy. As the holiday market has changed there has been sustained pressure to convert hotels and large guest houses to flats, apartments and private houses. Since 1990, there has been a loss of over 40 hotels within the National