

HS1/AP7 – PCNPA to re-define settlement hierarchy to make them more locally distinct.

16th August
2019

Please see edits in green to text. Please also see HS1/AP3

boundaries are used except where this is not compatible with the character of the Centre (see Proposals Map).

Tenby – ~~Local~~ Service and Tourism Centre

4.25 **Background:** Tenby is identified as a ~~local~~ service and tourism centre along with Fishguard/Goodwick, St Clears, Whitland and Narberth (Tier 2 Centres). Only Tenby lies in the National Park.

4.26 Tenby is superbly located on a peninsula of the south Pembrokeshire

4.27 **Issues for Tenby:** Tenby has suffered some decline in tourism and with a historically buoyant property market this has led to the loss of hotel accommodation. Since the introduction of a policy of protection in earlier Plans unnecessary loss has been averted. Protecting against further loss where unjustified remains however an important consideration. Tenby continues to be a significant visitor centre ~~as highlighted in the Wales Spatial Plan update~~. There has been limited development of affordable housing, and the number of dwellings that are either second homes or holiday accommodation continue to be a concern. There are a number of traffic management issues giving concern, particularly congestion during the summer months. ⁴⁵ There are amenity concerns about take-away and late night opening in Tenby Town Centre. There is a lack of all year round employment opportunities. Tenby has a regular rail service. There is a need to help Tenby's community prepare for and adapt to coastal change brought about as a result of climate change and sea-level rise, but this should not impair Tenby's potential to act as a ~~Local~~ Service and Tourism Centre.

4.28 **Tenby by 2031:** Tenby at the end of the Local Development Plan period is a quality tourism destination with a range of quality accommodation. Key buildings and sites in the area continue to be redeveloped to help regenerate the Centre. The harbour is protected and enhanced with linkages to Caldey Island. The Walls, historic buildings, panoramic views, beaches and ecosystems are conserved to maintain the special character of the town. Traffic is well managed and complements Tenby's role as a ~~Local~~ Service and Tourism Centre. Opportunities for cycling and walking within the town have been greatly enhanced by Active Travel route improvements along with links to neighbouring settlements. The town centre is still the leading retail centre in the Park. New housing developed in the town contains a substantial element of affordable housing. ⁴⁶

Policy 2 Tenby ~~Local~~ Service and Tourism Centre (TIER 21) (Strategy Policy) ★

Tenby is designated a ~~Local~~ Service and Tourism Centre' where the land use priorities will be:

a) to provide for and or permit housing to facilitate the delivery of the affordable housing needs of the local

⁴⁴ Background Paper. See page 112, Wales Spatial Plan update 2008

⁴⁵ There is a permanent Traffic Regulation Order in place for the seasonal pedestrianisation scheme within Tenby Town Walls. Traffic exclusion operates during the main summer holiday season.

⁴⁶ Background Paper, Wales Spatial Plan, Pembrokeshire Haven, Key Settlement Framework 2021, page 14 & the Sustainable Regeneration Framework for Pembrokeshire Haven Spatial Plan area, 18 July 2007 version, pages 12 and 24

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town store as an attractive historic local centre has been protected and the town offers a range of holiday accommodation for its visitors.

Policy 3 Newport Local Centre (TIER 32) (Strategy Policy) ★

Newport is designated a 'Local Centre' where the land

and harbour areas are attractive and inviting.

Policy 4 Saundersfoot Local Centre (TIER 32) (Strategy Policy) ★

Saundersfoot is designated a 'Local Centre' where the land use priorities will be:

- a) to provide for and or permit housing to facilitate the delivery of the affordable housing needs of the local area (see Policy 47, Policy 48 Policy 49).
- b) to permit proposals for small scale employment opportunities to meet the needs of the local area (see Policy 44).
- c) to protect and enhance the district shopping centre and community facilities to meet the needs of the local area and visitors (see Policy 39, Policy 53, Policy 54 and Policy 55).
- d) to ensure developments permitted contribute to the protection and enhancement of the village's special qualities (see Policy 8).
- e) to permit proposals that assist in delivering improved traffic management in the village and accessibility to the railway station (see Policy 57)
- f) to protect and enhance the harbour (see Policy 19).
- g) to assist Saundersfoot in preparing for and adapting to coastal change (see Policy 35, Policy 36, Policy 37, Policy 38).

⁶² Background Paper: Wales Spatial Plan, Pembrokeshire Haven, Key Settlement Framework 2021, page 15 & the Sustainable Regeneration Framework for Pembrokeshire Haven Spatial Plan area 18 July 2007 version, pages 12, and 25

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issues at St Justinians. The City's role as an attractive historic centre is protected and enhanced and the hotel and guest house accommodation is sufficient to serve the needs of visitors.

Policy 5 St Davids Local Centre (TIER 32) (Strategy Policy) ★

St Davids is designated a 'Local Centre' where the land use priorities will be:

- a) to provide for and or permit housing to facilitate the delivery of the affordable housing needs of the local area (see Policy 47, Policy 48 and Policy 49).**
- b) to permit proposals for employment development to meet the needs of the local area (see Policy 44).**
- c) to protect and enhance the district shopping centre and community facilities which serve the City and rural hinterland and visitors (see Policy 39, Policy 53, Policy 54 and Policy 55).**

⁶³ See Scale and Location of Growth Background Paper for more information on how this figure was calculated.

⁶⁴ Background Paper: Wales Spatial Plan, Pembrokeshire Haven, Key Settlement Framework 2021, page 15 & the Sustainable Regeneration Framework for Pembrokeshire Haven Spatial Plan area 18 July 2007 version, pages 12, and 25

County Council's jurisdiction.

Policy 6 Rural Centres (TIER 43) (Strategy Policy) ★

Park countryside Supplementary Planning Guidance⁶⁰ on siting and design of farm buildings will be prepared.

Policy 7 Countryside (TIER 54) (Strategy Policy) ★

Outside the identified Centres in countryside where