
Pembrokeshire Coast National Park

**Management Plan (2015 - 2019)
Local Development Plan 2
(2015-2031)**

Background Paper: Scale and Location of Growth

March 2018

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY

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National, Regional and Local

National

National Infrastructure Projects (UK)

Nationally Significant Infrastructure Projects

1. The Planning Act 2008 defines what a Nationally Significant Infrastructure project is. Under the 2008 Act an application is made for a Development Consent Order (DCO) to the Planning Inspectorate. The Authority's role in the Examination is that of a statutory consultee and it is under a duty to submit a 'Local Impact Report' to the Examining Authority.
2. For Development Plan purposes the Examining Authority will expect the local planning authority to provide a comprehensive early assessment of all the main impacts. The Local Impact Report should set out the various development plans (including the status and relevant policies of each) and then gives a clear assessment of impacts under different areas with a conclusion on each. It should also explain how the Development Consent Order or associated documents could be improved.
3. The nature of these types of proposals will mean that they are likely to be considered (alongside the National Policy Statements) as 'major development' proposals in a National Park. The Authority's policy approach on major development proposals is set out in the Local Development Plan.

Developments of National Significance in Wales

4. The statutory basis for the Development of National Significance ("DNS") process is provided in Part 5 of the Planning (Wales) Act 2015, which amends the Town and County Planning Act 1990 ("the Act"), and the Developments of National Significance (Procedure) (Wales) Order 2016 and subsequent Regulations.
5. A full list of the types of developments covered by this can be found here: <http://www.legislation.gov.uk/wsi/2016/56/made>
6. Under the new Planning Act for Wales 2015 Welsh Government is currently preparing a set of guidance on Developments of National Significance. A Local Impact Report is also required for these types of proposals.

National Development Framework for Wales (January 2015): Welsh Government

7. The Welsh Government is proposing to prepare a National Development Framework covering the whole of Wales. One of the principle roles of the Framework will be to provide a national land-use framework for Strategic and Local Development Plans. Its preparation will occur over a 3-4 year period commencing at the enactment of the Planning (Wales) Bill and will be kept under review.
8. It is unlikely that there will be a Strategic Development Plan covering this National Park.
9. It is proposed that a parallel Sustainability Appraisal/Strategic Environmental Assessment process, incorporating a Welsh Language Impact Assessment will be undertaken in conjunction with the Framework.
10. Stage 5 is anticipated (February 2018): Publish and consult on main issues, options and preferred option, supported by environmental reports and assessments (12 weeks) April – June 2018

Planning Policy Wales, Edition 9 November 2016

11. Particular policy areas that may be relevant include:
 - Reflect the Spatial Plan, promote sustainable patterns of development by having higher density development at locations accessible by a choice of means of travel. (paragraph 4.7.1 and 4.7.2)
 - Address the linkages between town and country.(paragraph 4.7.2)
 - Minimise the need to travel. Sites that are unlikely to be well served by public transport, walking and cycling should either not be allocated or allocated for uses that are not travel intensive. New development should be considered using a transport hierarchy beginning with walking, then cycling, public transport and finally private motor car (paragraph 8.1.4).
 - Locate major trip generators (housing, employment, retailing, leisure and recreation and community facilities including libraries, schools and hospitals within existing urban areas or in locations that are or can be well served by public transport. (paragraph 8.6.2)
 - For most rural areas the opportunities for reducing car use and increasing the use of public transport, walking and cycling are more limited than in urban areas. In rural areas the majority of new development should be located in those settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Local service

centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by local authorities and be identified as the preferred locations for most new development including housing and employment provision. The approach should be supported by the service delivery plans of local service providers. (paragraph 4.7.7)

- Development in the countryside should be located within and adjoining settlements where it can be best accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extension to existing settlements may be acceptable, in particular where it meets local need for affordable housing, but new building in the countryside away from settlements must be strictly controlled. (paragraph 4.7.8)

12. Urban sprawl and land-take should be minimised by promoting resource-efficient and climate change resilient settlement patterns (paragraph 4.4.3) Previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites. The Welsh Government recognises that not all previously developed land is suitable for development. This may be, for example, because of its location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated. For sites like these it may be appropriate to secure remediation for nature conservation, amenity value or to reduce risks to human health. (Paragraph. 4.9.1)

13. Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect (paragraph 5.5.5).

14. In National Parks or Areas of Outstanding National Beauty, special considerations apply to major development proposals which are more national than local in character. Major developments should not take place in National Parks or Areas of Outstanding Natural Beauty except in exceptional circumstances. This may arise where, after rigorous examination, there is demonstrated to be an overriding public need and refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way.

15. Any construction and restoration must be carried out to high environmental standards. Consideration of applications for major developments should therefore include an assessment of:

- the need for the development, in terms of national considerations, and the impact of permitting it or refusing it upon the local economy;
- the cost of, and scope for, providing the development outside the designated area or meeting the need for it in some other way;
- any detrimental effect on the environment and the landscape, and the extent to which that could be moderated. (paragraph 5.5.6)

16. Development on the coastline should normally only be considered if there is a need to be on the coast (paragraph 5.7.2). Proposed development of national or

regional importance that require a coastal location should be included in the development plan. (paragraph 5.7.3) Major developments are permitted only when it is proven that a coastal location is essential (paragraph 5.8.2).

17. In planning for housing in rural areas it is important to recognise that development in the countryside should embody sustainability principles, benefiting the rural economy and local communities while maintaining and enhancing the environment. There should be a choice of housing, recognising the housing needs of all, including those in need of affordable or special needs provision. In order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside, away from existing settlements recognised in development plans or from other areas allocated for development, must be strictly controlled. Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions to such groups, in particular for affordable housing to meet local need, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and villages. (paragraph 9.2.22)

18. Appendix 1 sets out the approach currently taken in the Authority's and neighbouring Plan's.

Policy Statement for the National Parks and National Park Authorities (March 2007)

19. The Statement refers to planning for major developments and that National Park Authorities need to outline in their development plans how major developments will be assessed.

Technical Advice Note 6 - Planning for Sustainable Rural Communities (Welsh Government - July 2010)

20. Paragraph 2.2.4 advises that planning authorities should work closely with rural communities and their representatives when identifying local service centres and clustered settlements. It also notes that any sites identified for development are effectively available and are likely to be brought forward for development by the owner. Identified sites which have not been developed between the development plan adoption and review should be reassessed. In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries.

21. Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment. (paragraph 3.1.2)

22. Development plans should identify a diverse range of sites suitable for future employment use. Planning authorities should consider the need for a rural employment exception site policy that sets out the criteria against which planning

applications for employment use on the edge of settlements, on sites which are not specifically allocated in the development plan, will be assessed. (paragraph 3.1.3)

23. Planning authorities should encourage the growth of self-employment and micro businesses by adopting a supportive approach to home based work. Planning applications for employment premises at home should be supported provided local amenity is not compromised to an unacceptable degree. Development plans should identify new opportunities for home/work developments. (paragraph 3.1.4)
24. Planning authorities, when considering planning applications for farm shops, should only limit the broad types of produce sold where an unrestricted retail use would result in significant adverse effect on a village shop. Where there are no other shops in the locality, planning authorities should support a diversity of retail services, for example a sub post office, to help meet essential needs of the community. (paragraph 3.8.2)
25. Development plans should include sufficient land to meet market and affordable housing needs across the planning authority's area. In rural areas, especially where there are environmental constraints or social or cultural considerations, planning authorities may wish to give priority to affordable housing to meet local needs. (paragraph 4.1.2)
26. In smaller settlements and clusters, planning authorities should proactively engage with the local community and rural housing enablers to bring forward sites for affordable homes to meet local needs. Sites for affordable housing should either be selected as part of the development plan process or be brought forward as affordable housing exception sites. (paragraph 4.2.3)
27. To ensure long term sustainability rural residents need to have reasonable access to essential local service. When preparing development plans planning authorities should obtain information on the availability of service across the area. This will help to identify the most sustainable locations for development intended to meet general need and locations where a more proactive approach should be taken. (paragraph 5.1.1)
28. Development plans should facilitate the provision of services as an essential part of new developments where they are of a sufficient scale. They should also seek to broaden the range of services available in local service centres to meet the needs of the catchment. Outside identified service centres planning authorities should support the provision of local facilities, especially where they would be of benefit to rural residents distant from existing facilities. (paragraph 5.1.2)
29. When preparing development plans and considering planning applications, planning authorities should consider the quality of agricultural land and other agricultural factors and seek to minimise any adverse effects on the environment. (paragraph 6.2.1)
30. Planning authorities should bear in mind that, once land is built on, the restoration of semi-natural and natural habitats and landscape features is rarely possible and usually expensive. (paragraph 6.2.2)

Technical Advice Note 18: Transport 2007:

31. In determining an appropriate development pattern, local planning authorities should seek to maximize relative accessibility rather than ensuring that everyone can travel everywhere. (paragraph 3.2)
32. Residential development has a significant influence on travel patterns. It should be a key aim of development plans to identify residential sites that are accessible to jobs, schools and services by modes other than the car and where there is existing or planning public transport services. (paragraph 3.3)
33. Locate other major travel generators including employment, education, shopping and leisure where there is a choice of means of transport. (paragraph 3.7)
34. In rural areas most development should be in locations where these places are accessible by a range of travel modes. If transport problems for farm diversification schemes cannot be solved by minor junction modifications then generally these types of developments should be located on industrial sites. Tourism developments need to demonstrate access by a choice of modes. In rural areas lack of transport access needs to be balanced against the contribution tourism makes to the rural economy in the specific area. (paragraph 3.10 to paragraph 3.16)
35. Hierarchies of adopted Local Development Plans in West Wales in terms of their approach to residential uses are summarised in Appendix 1.

Regional

Wales Spatial Plan Pembrokeshire Haven Key Settlement Framework 2021¹ (as at 7 February 2007)²

36. The Spatial Plan area has two strategic hubs, The Haven (Haverfordwest, Milford Haven/Neyland and Pembroke/Pembroke Dock) and Carmarthen Town. These hubs will provide a regional role and will be a major focus for future investment – Tier 1 Settlements.
37. Smaller local service and tourism centres are also identified. Tenby, a Tier 2 Settlement with Fishguard/Goodwick, St Clears, Whitland and Narberth is regarded as medium sized quality tourism, working harbour, cultural and heritage centre.³
38. Tenby is targeted for development as a local service centre for residents and visitors and to enhance its role as a working harbour, including linkages to neighbouring islands, environmental enhancements, traffic management initiatives,

¹ 23 November 2006 – document considered Wales Spatial Plan Ministerial Meeting – amendments made. 22nd March 2007 – document's final consideration at the Wales Spatial Plan Ministerial Meeting.

² Available in the Background Papers section of the website

³ Fishguard/Goodwick, Narberth, Whitland, St Clears and Cardigan are also identified.

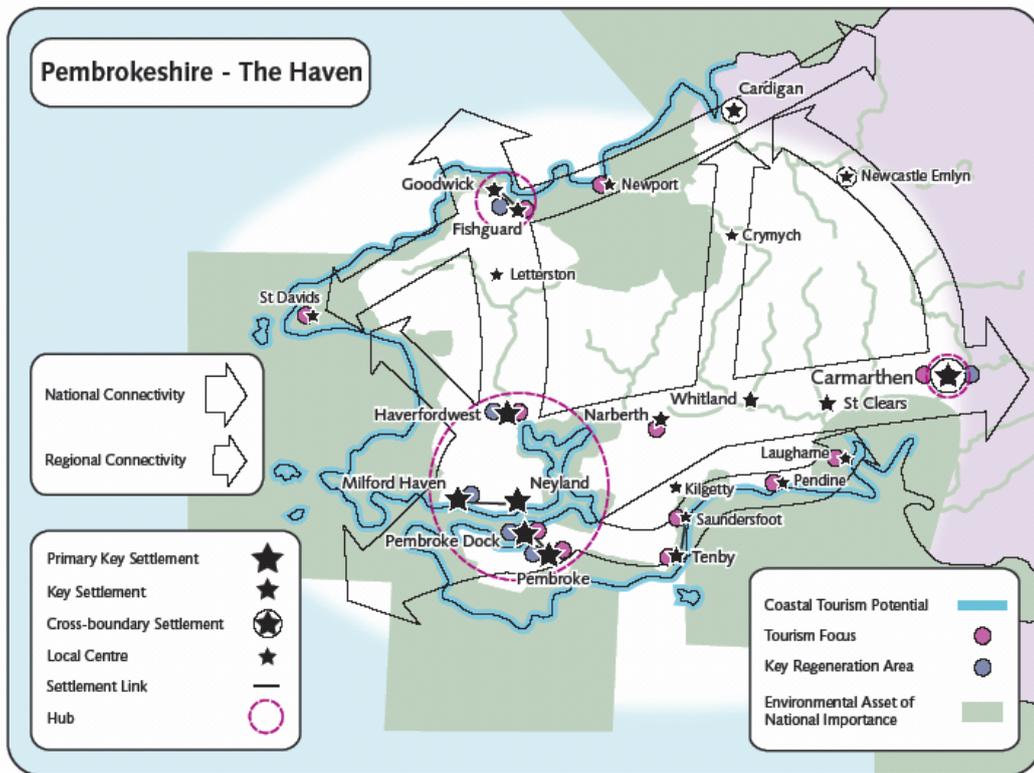
redevelopment and reuse of central area sites and buildings and the development of allocated employment sites.

39. The smaller settlements or local centres of Newport, Saundersfoot and St Davids are identified as Tier 3 settlements with Newcastle Emlyn, Crymych (small part in the National Park), Kilgetty, Laugharne/Pendine and Letterston.⁴

40. National Park settlements are targeted for development of employment sites, where allocated in the Joint Unitary Development Plan, traffic management initiatives in Saundersfoot and St Davids and improvements to Glasfryn Lane, St Davids. Improving these centres as tourist attractions is highlighted as is the protection of the working harbours of Saundersfoot and Tenby.

Wales Spatial Plan Pembrokeshire: Pembrokeshire - The Haven 2008⁵

41. This document is based on the Wales Spatial Plan Key Settlement Framework.



42. The key strategic priorities for achieving this vision are:

- Overcoming the Area's peripherality by improving strategic transport links and economic infrastructure including improved telecommunication links, and maximising the potential of the Area's maritime assets and proximity to Ireland

⁴ Crymych, Kilgetty, Laugharne/Pendine and Newcastle Emlyn are also identified.

⁵ Pages 82 to 96. Available in the Background Papers section of the website

- Developing a more diverse, entrepreneurial knowledge-based economy, working closely with higher and further education institutions, indigenous businesses and multinational companies, in order to increase wage levels and create enough well-paid jobs to establish a critical mass that will both attract people with higher skills and reduce the out-migration of young skilled people. Energy and the environment will be critical to achieving success
- Increasing higher value-adding economic activities, particularly in the rural economy, by developing an all-year, high quality tourism and leisure sector
- Developing the Area's three strategic hubs. Critical to this is the renewal of town centres, development of complementary settlement roles within and between hubs, strengthening community, economic and social outreach and spreading benefit and growth to the wider hinterlands and smaller rural communities
- Raising skill levels through effective partnership working and tailoring learning and up-skilling to better meet existing and future business needs across a range of sector;
- Sustaining and strengthening communities by taking focused action to address both rural and urban deprivation and economic inactivity and to ensure housing provision appropriate to all
- Protecting and enhancing the Area's important environmental assets, maximising their potential through exemplary sustainable development

43. **Building Sustainable Communities:** To help meet these challenges, the Spatial Plan Area Group has identified three strategic hubs (Fishguard and Goodwick have been added to the list of strategic hubs from the Settlement Framework) that perform an important regional role and should therefore be an important focus for future investment. Otherwise the hierarchy is as per the Settlement Framework.

44. In parallel with concentrating future investment on the Areas's three strategic hubs, linkages to these settlements, and the diverse pattern of even small rural centres that sit below them, are strengthened and improved so that the benefit of the investment is truly felt by, and spread to, the wider hinterlands.

45. New provision of housing is likely to reflect the historical pattern of development in the area commensurate with the settlement approach identified above with a continue emphasis on settlements within the strategic hubs along the urban corridor linking the M4 to the Area's ports. Notwithstanding the emphasis on key settlements, it is important that housing growth also seeks to revitalise and sustain smaller centres and communities. Housing provision in the National Park should be at a scale which aims to meet the needs of the local population in line with the Park's statutory purposes and duty.

46. In terms of housing the 2003 based Welsh Assembly Government projection figures are referred to where an additional 43,000 houses would be needed by 2021. The area expects that would be continued emphasis the key settlements but also to recognise the need to sustain smaller settlements. Landscape capacity

issues for this National Park are also referred to. *‘Housing provision in the National Park should be at a scale which aims to meet the needs of the local population in line with the Park’s statutory purposes and duty.’*

47. **Achieving Sustainable Accessibility:** The provision of public and community transport, particularly in rural areas where car dependency to access goods and services is greatest, will always be financially challenging and therefore priorities will need to maximise the beneficial impacts on people and the environment.
48. Alignment with the Regional Transport Plan is essential - see Sustainable Transport Background Paper.
49. **Promoting a Sustainable Economy:** Strategic employment sites will be key investment and employment locations. A range of good quality affordable sites and premises needs to be available to promote the development of small and medium size businesses, with the appropriate infrastructure, particularly communications and information technology. Larger strategic sites may be needed to maximise the strategic potential of the Milford Haven Waterway, and sites with such potential need to be identified and reserved for such Waterway-linked uses.
50. A priority is to develop an energy strategy for Pembrokeshire – The Haven, to provide a platform to establish opportunities for employment, skills and the environment arising from the energy sector, and in particular to make the Area a centre for innovation in the energy and environmental goods sectors, including low-carbon and renewable energy.
51. Tourism and leisure are already a big part of the Area’s economy but have the potential to be developed further, including through the implementation of the Tourism Opportunities Action Plan. The Area should be a premier all year round destination, with the emphasis on high quality provision at all levels, supporting well-paid jobs. Reinforcing the Area’s distinctive character, allied to outdoor activities, marine leisure, recreation and interest in the Area’s wildlife, archaeology, history and culture, is central to offering visitors something really special.
52. The development of tourism enterprises situated within the former Tenby tourism growth area and along the coastal corridor reaching to Laugharne in western Carmarthenshire is particularly important for the Area’s tourism offering.
53. **Valuing our Environment:** Effective protection and enhancement of the Area’s assets is important not just its own sake but is intrinsic it supporting the socio-economic regeneration of the area. Detailed advice is provided under five themes on the greatest potential for collaborative action.
54. **Respecting Distinctiveness:** The Area’s unique qualities which range from the natural to the built environment to cultural/language are highlighted.

Pembrokeshire - The Haven Spatial Plan Area Complementarity Study September 2009 (Final)

55. Both the first and final draft of the Complementarity Study were reviewed with regard to consistency with the Deposit Local Development Plan (Adopted September 2010). There was no change needed to be made to the Deposit Plan as the proposals contained within the Study were regarded as being compatible with the policy framework of the Plan. The final Study has also been checked for Local Development Plan Review and no further changes were made in the final version.

56. Specific to the National Park are:

- ensuring an adequate supply of affordable housing both in the main centres and in smaller centres (paragraph 3.14.)
- recognising the role of agriculture in smaller centres and rural areas (paragraph 3.43 and 3.53)
- the importance of protecting the environment and promoting it as a facilitator of (but recognised constraint upon) tourism development is vital to ensure a balanced approach.
- with Tenby/Saundersfoot as the primary focus for tourism in the area the need to develop these centres as an even more sustainable and successful tourism hub is advised. Particular consideration should be given to enhancing the quality of the tourism offer, improving its attractiveness in shoulder and off peak season and expanding the range of tourism opportunities. (paragraph 3.47) The role of Newport and St Davids is also recognised (paragraph 3.49 and 3.51).
- Outside the spatial plan hubs smaller centres are recognised for their local role in serving day to day needs (paragraph 3.80). Some also play a niche role such as St Davids.
- Smaller centres are less likely to have leisure facilities and health facilities (critical mass issue) so accessibility to larger Centres is key (paragraphs 3.92 and 3.111).
- Transport: Good connections should be promoted throughout the Spatial Plan Area so that all members of every community are able to take advantage of the enhanced complementarity by accessing a full range of services and facilities quickly and effectively (paragraph 3.117).
- Support windfall opportunities for small scale employment opportunities (paragraph h, page 70)
- Continue to support inland tourism as well as coastal opportunities (paragraph c, page 72) Develop additional outdoor focussed activities (paragraph d, page 72). Promote additional indoor facilities for the shoulder and off peak season (paragraph f, page 72).'

South West Wales Regional Planning Group

57. Pembrokeshire Coast National Park is adjoined by three local planning authorities, Carmarthenshire County Council, Ceredigion County Council and Pembrokeshire County Council.

58. There are important connections and relationships with all three authorities: With Ceredigion the main relationship is that Cardigan has an important role as a retail, employment and service centre for north east Pembrokeshire. The county town of Carmarthenshire, Carmarthen, is a regional centre that is easily accessible from much of Pembrokeshire.
59. Minerals, waste and housing land supply are all issues that have regional implications. These issues are dealt with in the respective background papers.
60. In terms of locating growth the Pembrokeshire Coast National Park Authority's Local Development Plan was prepared within the context of the Wales Spatial Plan Pembrokeshire: Pembrokeshire The Haven 2008.
61. Since that time Pembrokeshire County Council Ceredigion County Council's and Carmarthenshire County Council's Local Development Plans have been adopted.
62. Of most significance is the adopted Pembrokeshire County Council's Local Development Plan and the Council's Scale and Location of Growth Background Paper provides a useful summary of the Pembrokeshire's spatial strategy.

'3.28 There is particularly significant interaction between the areas of Pembrokeshire designated as National Park and those that are not. Approximately one third of the area of Pembrokeshire, and one fifth of the population, is within the area of Pembrokeshire designated as National Park. Many services, such as education, housing, social services, health, economic development, waste management, leisure and recreation span across the whole county and there is a lot of movement both ways across the National Park boundary to access jobs, goods and services. PCNPA has adopted its Local Development Plan, enabling the comparison and analysis of each plan's strategy for spatial distribution of growth.

3.29 The National Park does not contain many towns on the scale of the County Council's biggest settlements, with its largest settlements being Tenby and Saundersfoot in the south east, and St David's and Newport in the north. Using the Wales Spatial Plan system of 'tiers', Tenby is defined as the National Park's only Tier 2 settlement, with the other three in the Tier 3 category. The remaining settlements in the National Park have been defined either as 'Tier 4 Rural Centres' or 'Tier 5 Countryside'.

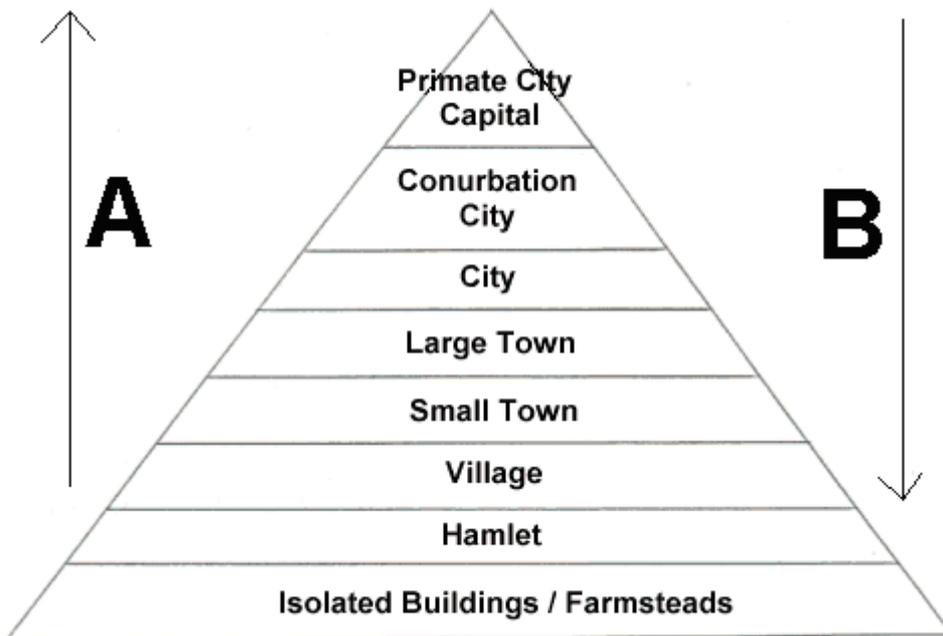
3.30 Tiers 4 and 5 were created by PCNPA to "complement the Spatial Plan framework", with settlements categorised according to their level of facilities and services. This approach has common principles with that deployed by PCC, although with some differences in the methodology and analysis. PCNPA's tier 4 settlements are those with a "limited range of facilities which should meet the day to day needs of residents", which they interpret as being three facilities or at least one convenience shop. Any settlement that fails to provide this minimum level of service is considered to be a countryside location.

3.31 Pembrokeshire County Council's approach is compatible, with the addition of another level in the hierarchy for small villages with a low provision of services and facilities. The proposed policy approaches to each level of the hierarchy are also

generally similar, with both authorities particularly seeking to allow some modest home-building to support rural communities. Both authorities are also supportive of proposals to develop appropriate employment opportunities in rural areas, thus reducing the dependence on main towns.'

Settlement Hierarchy - update on facilities

63. Settlements vary in size and shape, as well as the number of functions each provides. The hierarchy diagram below shows how the settlement size relates to the amount of that type of settlement that exists. There are more smaller settlements than larger ones. The larger the settlement, the higher up the hierarchy it is due to the fact that it has more functions and services and is therefore considered more important and a more sustainable location for growth.



64. **A** shows that the higher up the hierarchy:
- the larger the size of the settlement
 - the less of that type of settlements there are
 - the area each individual settlement covers increases
 - the range and number of functions / services increases.

65. **B** shows that the lower down the hierarchy:
- the smaller the size of the settlement
 - the more of that type of settlements there are
 - the area each individual settlement covers decreases
 - the range and number of functions / services decreases.

66. In addition to the more strategic Wales Spatial Plan Centres - Tenby, St Davids, Saundersfoot and Newport described above - there is a need to consider what the role of smaller villages is in the Park.
67. Settlements have been analysed in terms of facilities available in Appendix 2. This information has been updated for Local Development Plan review.
68. Settlements that have at least 3 facilities normally found in a small village (i.e. Letter box, sports ground, primary school, pub, community hall, place of worship, convenience shop, post office or if less than that then at least 1 convenience shop are designated as 'Rural Centres' in Policy 6 of the Local Development Plan. The original data used for preparing the Local Development Plan has been checked against information available in 2014. Source: OS Text – Ordnance Survey 2014, Google Streetview, NLPG, aerial photography (get mapping 2014).) Community and Town Councils have also responded to requests for information.
69. As can be seen these settlements have very few Category 2 facilities (i.e. Library, petrol station, secondary school, doctor's surgery, dental surgery, cash machine, police station – Source: OS text, Ordnance Survey 2014, NHS Wales website, NLPG, Visa Locator – cash point map, Google Streetview) which would mean that they are not able to play a more strategic role like the Wales Spatial Plan Centres.
70. An analysis of how accessible these Centres are (May 2014) has also been undertaken along with an analysis of what sewerage or water supply constraints there are.
71. **Dwr Cymru's Water Resources Management Plan 2015 to 2040:**
The Plan shows a deficit of water supply for parts of Pembrokeshire starting in 2015/16 due to abstraction license changes due to come into force. The Plan proposes a series of measures aimed at continuing to meet the water supply up to 2040. Ongoing consultation with Dwr Cymru/Welsh Water will be required to ensure that development/growth in the area can be adequately supplied with water. No specific issues have been raised to date.
72. Where issues need to be addressed to improve these services these settlements are highlighted with an **X** symbol.
73. Natural Resources Wales has advised the following (December 2015):
- You are advised to consult with Dwr Cymru/Welsh Water to ensure you have a thorough understanding of the capacity issues of various Sewage Treatment Works and associated infrastructure.
 - A Flood Consequences Assessment should be submitted with any infill development proposals that fall within zones C1 or C2 of the Development Advice Maps.
 - A buffer zone should be provided within 3 metres of an ordinary watercourse and 7 metres of a main river, in order to protect it from development and to promote conservation and visual amenity.
 - Ensure development phasing accounts for water/wastewater capacities and consents.

74. Definitions for the accessibility listing in the tables that follow are set out below⁶:

1. **Frequent** – services at least hourly, six days a week, including journeys suitable for travel to and from work, schools, morning and afternoon shopping.
2. **Strategic** – services at times suitable for travel to and from work, schools, morning and afternoon shopping, generally a minimum of 5 journeys a day – the minimum level considered necessary to be able to have a reasonable degree of mobility without private transport.
3. **Daily** – services on at least 5 days a week, but lacking one or more of the features necessary to be strategic.
4. **Infrequent** – services on one to four days a week.
5. **Very Infrequent** – services on school days only, summer only or less than weekly; and
6. **No service at all.**

75. The update will mean that new Inset Maps for Centres will be added: Nevern, Stackpole, Lydstep and Rosebush. Policy 6 has been edited to add new Centres in the Preferred Strategy.

⁶ Pembrokeshire County Council Local Transport Plan 2000 - 2005

References

For Welsh Government Planning Policy & Guidance

<http://gov.wales/topics/planning/policy/?lang=en>

For Welsh Government Policy Statement for National Parks in Wales

[Pembrokeshire Coast National Park - Papers M-R](#)

For Technical Advice Note 6 (Welsh Assembly Government, July 2010)

<http://wales.gov.uk/docs/desh/policy/100722tan6en.pdf>

For Wales Spatial Plan

[Pembrokeshire Coast National Park - Wales Spatial Plan](#)

Dwr Cymru's Water Resources Management Plan 2015 – 2040

<http://www.dwrcymru.com/en/Environment/Water-Resources/Water-Resource-Management-Plan.aspx>

<http://www.dwrcymru.com/en/My-Water/Water-Resources/Water-Resource-Management-Plan.aspx>

Web links shown above were accessed ~~on the 13th~~ 26 February 2018

Appendix 1 Hierarchies - approach to residential uses

Key

Housing Type	
Market	
Market/Affordable	
Affordable	

The distinctions between the settlement hierarchies in each Plan shown below are not definitive but illustrates common characteristics influenced by national planning policy:

- Greater growth in larger centres that are more accessible and have more facilities
- Market housing is allowed predominantly in these larger centres and more strictly controlled the more rural the location
- National policy promotes affordable housing rather than market housing in remote rural locations

Local Development Plan	Large Town	Small Town	Village	Hamlet	Countryside	
					Infill & Rounding Off	Conversion
Pembrokeshire Coast National Park	No large towns	Local Service Centres	Rural Centres	No hamlets defined	Allows market dwellings and affordable housing as infilling or rounding off where accessible – judged on a case by case basis. No accessibility criterion for affordable dwellings	Conversion where accessible. Judged on a case by case basis. No prioritising of uses when converting. Market dwelling conversion also permitted where it would be unviable for affordable housing provision and there is a need to preserve a building that contributes to the character and interest of the local area.

Local Development Plan	Large Town	Small Town	Village	Hamlet	Countryside	
Pembrokeshire outside the National Park ⁷	Town/Hub	Service Centre	Service Village/Large Local Village	Small local village	No infill or rounding off outside defined settlement boundaries – see opportunities to the left. Affordable Housing permitted as exception sites adjacent to identified settlements.	Conversion in line with PPW. Distinction between traditional and non-traditional agricultural buildings. Employment only permitted for non-traditional agricultural buildings. Residential conversion permitted to support the preservation of a traditional agricultural or an historic building.
Ceredigion	Urban Service Centres (3 Towns)	Urban Service Centre (4 Towns) & Rural Service Centre (2 towns)	Rural Service Centres (13 villages) & Linked Settlements (90 villages) Villages of less than 27 dwelling units in size (at 2007) are classed as 'Other Location'	Other Locations No open market housing will be permitted in locations outside of a 'Service Centre' or 'Linked Settlement'. Development in these 'Other Locations' is restricted to affordable housing or TAN 6 rural enterprise dwellings only.	See across Other Locations for opportunities	See across for Other Locations for opportunities.
Carmarthenshire	Growth Area	Service Centre/Local Service Centre	Grouped as 'Sustainable Communities' offering Small scale Infill/Rounding off and allocated sites for developments of over 5 homes. The allocation of housing sites reflects the settlements suitability to accommodate growth including considerations relating to its role and function.		Infill or appropriate minor extension to the development pattern for affordable units – single dwellings outside limits defined across.	Conversion in line with PPW priority employment with affordable housing or a subordinate residential element possible. Residential conversion will be permitted only where evidenced in accordance with

⁷ Within this Plan such infilling (PPW Edition 9 (2016) para 9.2.22) will only be accepted within Settlement Boundaries.

Local Development Plan	Large Town	Small Town	Village	Hamlet	Countryside
					policy.

Appendix 2 Settlement Statistics

The population estimates for Tables 1-4 below have been calculated by apportioning the Census 2011 estimates for each Census Output Area (the smallest Census geography) to the address points for residences on the Local Land and Property Gazetteer. Each address point is assigned a “population factor” or a share of the population of the Census Output Area it is within. This allows groups of residential addresses to be selected using a Geographical Information System (QGIS 2.8.5 Wien) and for a population estimate to be made.

For the purposes of this analysis the following settlement boundaries were used to estimate settlement populations:

Table 1 Rural Centres for the Local Development Plan	Pembrokeshire Coast National Park Authority Adopted Local Development Plan (2010) Centre Boundaries or boundaries were created that encapsulate groups of buildings for the purposes of this population analysis for new Centres or those Centres without a boundary listed for Local Development Plan 2.
Table 2 Other Villages Assessed for the Local Development Plan	Boundaries were created that encapsulate groups of buildings for the purposes of this population analysis.
Table 3 Rural Centres (partly in the National Park)	Pembrokeshire Coast National Park Authority Adopted Local Development Plan (2010) Centre Boundaries and Pembrokeshire County Council Adopted Local Development Plan (2011) Settlement Boundaries. Boundaries were created that encapsulate groups of buildings for the purposes of this population analysis for Local Development Plan 2 new Centres or those not showing a Centre Boundary.
Table 4 Wales Spatial Plan Centres	Tenby, St Davids and Newport - Pembrokeshire Coast National Park Authority Adopted Local Development Plan (2010) Centre Boundaries Crymych - Pembrokeshire Coast National Park Authority Adopted Local Development Plan (2010) Centre Boundaries and Pembrokeshire County Council Adopted Local Development Plan (2011) Settlement Boundaries Newport – Pembrokeshire Coast National Park Local Plan (1999): Development Limits.

Table 1 Rural Centres for the Local Development Plan

Settlement	Population 2011 Census Estimate	Shop	Category 1 Facilities	Category 2 Facilities	Accessibility ⁸	Water ⁹	Sewage Capacity – January 2017
Amroth	126	3	3		2. Strategic		No known issues.
Angle	244	3	7		3. Daily (Summer); 4 Infrequent (Winter)		Pumping station issues. Capacity at WwTW for small number of dwellings.
Bosherston	51		4		3. Daily (Summer); 4 Infrequent (Winter)		No public sewers.
Broad Haven	623	3	8	2	1. Frequent		No known issues with sewerage network. Very limited capacity at Walton West WwTW.
Castlemartin	75		3		3. Daily (Summer); 4 Infrequent (Winter)		No known issues.
Cresswell Quay	52		3		3. Daily		No known issues.
Dale	155	0	7		4. Infrequent		Some capacity

⁹ Welsh Water advice (January 2015): Generally for all domestic development sites Welsh Water should be able to provide a mains water supply to the development. However where circumstances dictate, Off site water mains may be required to provide a connection to the existing water supply network. Developers can requisition off-site water mains via the provisions of the Water Industry Act 1991. Furthermore, modelling of the water supply network may be required in certain instances to ensure the new development can be accommodated without detriment to existing customers supply. A more detailed analysis will be undertaken when specific sites are allocated at the deposit stage. Furthermore Welsh Water will be consulted should the development come through the planning system. Natural Resources Wales has advised that they are looking at reducing the abstraction at Pont Hywel, which will have an effect on water supply within parts of North Pembrokeshire, in this respect you it is advised to consult with Dwr Cymru/Welsh Water. Welsh Water has also advised to refer to Dwr Cymru/Welsh Waters, Water Resource Strategy, which gives advice on reducing water use and water efficiency savings in the home.

Settlement	Population 2011 Census Estimate	Shop	Category 1 Facilities	Category 2 Facilities	Accessibility ⁸	Water ⁹	Sewage Capacity – January 2017
							available in the sewerage network. Limited capacity at WwTW.
Dinas Cross	452	3	7	1	1. Frequent		No known issues with sewerage network. Very limited capacity at WwTW.
Felindre Farchog	50		3		1. Frequent		Sewerage network capacity issues and limited capacity at WwTW.
Herbrandston	379	0	4	1	3. Daily		No known issues.
Jameston	302	3	5	1	1. Frequent		No known issues.
Lawrenny	72	3	6		6. No service at all		No public sewerage.
Little Haven	135		3		3. Daily (Summer); 4 Infrequent (Winter)		No known issues with sewerage network. Very limited capacity at West Walton WwTW.
Lydstep	65		3		3. Frequent		No known issues.
Manorbier	626	3	6	1	3. Frequent		No known issues.
Manorbier Station	17	3 - but seasonal	4	0	3. Frequent		No known issues.
Marloes	190	3	5	0	3. Daily (Summer); 4 Infrequent (Winter)		Capacity issues with sewerage network. Adequate capacity at

Settlement	Population 2011 Census Estimate	Shop	Category 1 Facilities	Category 2 Facilities	Accessibility ⁸	Water ⁹	Sewage Capacity – January 2017
							WwTW.
Moylegrove	87		3		3. Daily (Summer); 4 Infrequent (Winter)		No known issues.
Mynachlogddu	63		3		4. Infrequent		No public sewerage.
Nevern	28		4		6. No service at all		No public sewerage.
Newgale	51	3 – but seasonal	2		1. Frequent		Some capacity available. Adequate capacity at WwTW.
Nolton Haven	26		4		3. Daily (Summer); 4 Infrequent (Winter)		No known issues.
Pontfaen	24		5		6. No service at all		No public sewerage.
Porthgain	47		3		3. Daily (Summer); 4 Infrequent (Winter)		No known issues.
Rosebush	101		4		4. Infrequent		No known issues with sewage network. Limited capacity at WwTW.
Solva	620		7	2	1. Frequent		Capacity issues with sewerage network and no capacity at WwTW.
St Ishmaels	372		6				Capacity issues with sewerage network and limited capacity at WwTW.
Trefin	205		6		2. Strategic		No capacity available.

Settlements which did not have a convenience shop or at least 3 Category 1 Facilities are listed below:

Table 2 Other Villages Assessed for the Local Development Plan

Settlement	Population 2011 Census Estimate	Shop	Category 1 Facilities	Category 2 Facilities	Accessibility ¹⁰	Water ¹¹	Sewerage Problems – January 2017
Abercastle	25		1		3. Daily (Summer); 4 Infrequent (Winter) X		
Broadway	32		1		1. Frequent		
Freshwater East	98		2		5. Very Infrequent		Some capacity available.
Hodgeston	60		2		3 Frequent		
Landshipping Quay	12		1		6 No service		
Manorbier Newton	37		1		3 Frequent		
Middle Mill	19		1		6 No service		
Nolton	25		2		6 No service		
Port Lion	104		1		2 Strategic		
Stackpole	110		2		5. Infrequent		Limited capacity available.
Summerhill (part NP)	153		2		2. Strategic		No known issues.
The Rhos	26		1		6 No service		
Walwyn's Castle	33		2		6 No service		
Whitchurch	31		2		6. No service		No public sewerage.
Llanychaer (part NP)	32		2		4. Infrequent		No known issues with sewerage network. Limited capacity at WwTW.

A similar approach has been taken for those settlements lying partly within the National Park. All had either a shop or at least 3 Category 1 facilities.

Table 3 Rural Centres¹² (partly in the National Park)

Settlements partly in the National Park	Population 2011 Census Estimate	Shop	Category 1 Facilities	Category 2 Facilities	Accessibility ¹³	Water ¹⁴	Sewerage Problems – January 2017
Carew	667				3. Daily		
Cosheston (part NP)	494		6		6. No service at all X		Capacity issues with sewerage network. Adequate

¹¹ See previous footnote from Welsh Water

¹² Population counts are for the whole settlement.

¹⁴ See previous footnote from Welsh Water

Settlements partly in the National Park	Population 2011 Census Estimate	Shop	Category 1 Facilities	Category 2 Facilities	Accessibility ¹³	Water ¹⁴	Sewerage Problems – January 2017
							capacity at WwTW.
Hook (part NP)	847	3	7	1	2. Strategic		No known issues with sewerage network. Limited capacity at Llangwm WwTW.
Houghton (part NP)	124		4		2. Strategic X		Capacity issues with sewerage network. Limited capacity at Llangwm WwTW.
Lamphey (part NP)	451	3	6	2	1. Frequent		Capacity issues with sewerage network and limited capacity at WwTW.
Llangwm (part NP)	586	3	8	3	2. Strategic		Capacity issues with sewerage network and limited capacity at WwTW.
Milton (part NP)	188	3	3	0	2. Strategic		Capacity issues with sewerage network. Adequate capacity at Carew WwTW.
New Hedges (part NP)	347	3	6	1	2. Strategic		No known issues.
Pleasant Valley (part NP)	95		3	1	2. Strategic		No public sewerage.
Roch (part NP)	451	3	8	?	1. Frequent		No known issues.
Square and Compass (part NP)	96	3	3	1	2. Strategic		No known issues with sewerage network. No capacity at WwTW.

For the sake of completeness a table is included to show the facilities available in the Wales Spatial Plan Centres:

Table 4 Wales Spatial Plan Centres

Settlement	Population 2011 Census Estimate	Category 1 Facilities	Category 2 Facilities	Accessibility ¹⁵	Water ¹⁶	Sewerage Problems – January 2017
Tenby	4517	8	7	1. Frequent		Capacity available. Adequate capacity at WwTW.
St Davids	1309	8	6	1. Frequent		No known issues with the sewerage network. Limited capacity at WwTW.
Saundersfoot	2473	8	5	1. Frequent		No known issues.
Newport	860	8	5	1. Frequent		Moderate capacity available.
Crymych(part NP)	658	7	5	2. Strategic		No known issues with the sewerage network. No capacity at the WwTW.

Dwr Cymru/Welsh Water also provided the following comments and offer further clarity to all Dwr Cymru/Welsh Water comments on the specific settlements. (January 2015):

Sewerage network: There may be particular sections of the sewerage network where modelling/upgrades/off-site sewers are required to accommodate growth. Further detailed comments will be provided when specific allocation numbers are known.

Wastewater treatment: The comments in the tables above are based on the current operating status of the Wastewater Treatment Works. . Further detailed comments will be provided when specific allocation numbers are known.

Water Supply: In general DCWW should be able to provide a mains supply for all new domestic development. However, in certain circumstances off-site water mains/modelling of the network may be required. Further detailed comments will be provided when specific allocation numbers are known.

¹⁶ See previous footnote from Welsh Water