

National Park Purposes and Duty and the Spatial Strategy

National Park Purposes and Duty

- 4.11 There is one overarching policy in the Plan which deals with National Park purposes and duty.
- 4.12 National Park purposes are set out in the 1995 Environment Act. It could be suggested that inserting a policy is merely restating legislation but the two purposes coupled with the duty are so fundamental to the work of the Park Authority it is important to place them at the centre of the Local Development Plan.
- 4.13 Whilst the National Park is a landscape designation there are instances where strict application of the boundary in making decisions would not be appropriate. Cross boundary issues include wind energy development, seaward developments and transport infrastructure. The Authority will use this policy in considering proposals within its planning jurisdiction and in commenting on proposals outside of the National Park.

<p>Policy 1 NATIONAL PARK PURPOSES AND DUTY (Strategy Policy)</p> <p>Development within the National Park must be compatible with:</p> <ul style="list-style-type: none">a) the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the Park, andb) the public understanding and enjoyment of those qualities.⁴⁹ <p>In determining proposals, due regard will be paid to the need to foster the economic and social well-being of the local communities within the Park provided this is compatible with the statutory National Park purposes embodied in the foregoing considerations.</p>

Spatial Strategy

- 4.14 The main spatial elements of the strategy are shown in the Key Diagram - see the Proposals Map. This element of the strategy should be read within the context of the wider strategy in particular the overarching Policy 1 which deals with the National Park purposes and duty.

Location of growth

- 4.15 The strategy for locating growth for the National Park is the Wales Spatial Plan⁵⁰ Pembrokeshire Haven Settlement Framework strategy.
- 4.16 The overall aim of the framework for the Pembrokeshire Haven area is to achieve greater prosperity, attract inward investment, direct development to the main towns on the economic corridor, help sustain rural communities, achieve sustainability principles and protect the National Park.⁵¹
- 4.17 This framework when tested against other options (in the sustainability appraisal) performed better in terms offering the clearest benefits for sustainability with employment, housing, environment and physical regeneration. It emphasises public transport and Information and Communication Technology improvements with additional measures aimed at addressing economic diversification,

⁴⁹ These purposes are underpinned by the Sandford Principle which asserts the primacy of the first purpose over the second in cases of obvious conflict.

⁵⁰ See Glossary of Terms

⁵¹ Wales Spatial Plan, Pembrokeshire Haven, Key Settlement Framework 2021, page 21

the development/retention of skills, housing affordability, environmental stewardship and mitigation⁵² of and adaptation to climate change effects.⁵³

- 4.18 The Pembrokeshire Haven area has three strategic hubs, The Haven (Haverfordwest, Milford Haven/Neyland and Pembroke/Pembroke Dock), Carmarthen Town and Fishguard/Goodwick. These hubs will provide a regional role and will be a major focus for future investment and are known as Tier 1 Centres (apart from Fishguard/Goodwick). These hubs lie outside the National Park.
- 4.19 Towns and villages in the National Park have lower order roles and are included as either Tier 2 or Tier 3 Centres.
- Tier 2...Centres have a service centre, employment and tourism function
 - Tier 3...Centres are principally local centres with some being significant tourism centres
- 4.20 To complement the Spatial Plan framework, which deals with the more strategic levels of the hierarchy in the Park, two additional tiers are proposed by the Authority:
- Tier 4 'Rural Centres' are identified for limited growth. These Centres have a limited range of facilities which should meet the day to day needs of residents. This approach should help sustain rural communities and reduce the need to travel.
 - Tier 5 'Countryside' where in accordance with national planning policy development is strictly controlled except for certain forms of development that would normally be found in a countryside location.
- 4.21 When defining the extent of development permitted in Centres 'Centre boundaries' will be used except where this is not compatible with the character of the Centre.

Tenby – Local Service and Tourism Centre

- 4.22 **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.
- 4.23 Tenby is located on the south Pembrokeshire coast. Tenby has an estimated resident population of 4,850. It is an attractive historic walled town, (part of which has been designated a Conservation Area), with fine beaches. It has a working harbour where there is a constant bustle and visitors often spend time just watching the life of the harbour. It hosts a wide variety of community facilities catering for all ages and tastes and it has a good bus service, a railway station and is located on the National Cycle Network. Tenby town centre is the leading retail centre of the Park but a lower order retail centre relative to other retail centres within the region including Carmarthen and Haverfordwest. Tenby serves a rural hinterland which includes areas outside of the National Park.
- 4.24 **Issues for Tenby:** Tenby has suffered some decline in tourism and with a buoyant property market this has led to a continued loss of hotel accommodation. It remains, however, a significant visitor centre as highlighted in the Wales Spatial Plan update.⁵⁴ There has been limited development of affordable housing, and 12% of dwellings are either second home or holiday accommodation. Despite a buoyant property market there are still some key buildings and sites in the area that have deteriorated. There are a number of traffic management issues giving concern,

⁵² See Glossary of Terms

⁵³ See Alternative Options Background Paper for more information on how this option was chosen.

⁵⁴ See page 112, Wales Spatial Plan update 2008

particularly congestion during the summer months.⁵⁵ There is a lack of all year round employment opportunities. Tenby has a regular rail service. The South Beach area is at risk from flooding but it should not impair Tenby's potential to act as a Local Service and Tourism Centre – see also Policy 34. There are issues in relation to sewage disposal.⁵⁶ Development allocations in Tenby have the potential for likely significant effect on Natura 2000 sites.

- 4.25 **Tenby by 2021:** Tenby at the end of the Local Development Plan period is a quality tourism destination with a range of quality accommodation. The working harbour is protected and enhanced with linkages to Caldey Island. Traffic is well managed and the town is well serviced by park and ride measures. The town has good accessibility by rail and bus service. The town centre is still the leading retail centre in the Park. There are also more all year round employment opportunities available in the town than at the beginning of the Local Development Plan period. New housing developed in the town contains a substantial element of affordable housing.⁵⁷

Policy 2	<p>TENBY LOCAL SERVICE AND TOURISM CENTRE (TIER 2)⁵⁸ (Strategy Policy)</p> <p>Tenby is designated a 'Local Service and Tourism Centre' where the land use priorities will be:</p> <ul style="list-style-type: none"> a) to aim to meet the housing, in particular affordable housing needs of the local area. b) to provide for employment development to meet the needs of the local area. c) to protect and enhance the town's facilities and town shopping centre which serve the needs of the local area.⁵⁹ d) to protect and enhance the harbour area.⁶⁰ e) to ensure developments permitted contribute to the protection and enhancement of the town's special qualities⁶¹ f) to permit proposals that assist in delivering improved traffic management in the town.
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Newport – Local Centre

- 4.26 **Background:** Newport with an estimated population of 864 residents nestles in an outstanding landscape setting⁶² on gentle slopes between the foot of Carn Ingli and the quiet Afon Nyfer Estuary, which is itself protected from the open sea by the sand dunes and bars of Newport Sands. The panoramic view of the town and the Parrog (once the busiest harbour in north Pembrokeshire) from Newport Sands illustrates this perfectly as one of the best known and loved in the National Park.
- 4.27 Newport has a good range of facilities serving the town and the hinterland, and is classified as a 'district shopping centre' by Policy 49. It has a strong sense of community and a distinctive culture with two Conservation Areas designated in recognition of Newport's distinctive character. It has a magical quality and the natural environment and peacefulness of the area are highly valued. It has

⁵⁵ Experimental pedestrianisation schemes administered by Pembrokeshire County Council have been operating. It is now the intention to create a Permanent Order.

⁵⁶ See Scale and Location of Growth Background Paper

⁵⁷ Tenby Action Plan, September 2006, (prepared by the local community in conjunction with PLANED), 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

⁵⁸ See Policy 35.

⁵⁹ Land allocated for mixed/employment purposes are listed in Table 3.

⁶⁰ See Policy 18.

⁶¹ Landscape Character Assessment Study for the National Park Authority by John Campion Associates, December 2007, LCA2

⁶² designated as a Landscape of Special Historic Interest in Wales

a small employment park and Newport's Eco Centre is well regarded in its role in sustainable living. Newport has a very good, but reducing, bus service during the day but which does not satisfy evening and Sunday requirements. It is located on the National Cycle Network.

- 4.28 **Issues for Newport:** Difficulties for Newport include rising house prices and a shortage of land for developing affordable housing. A high number of holiday and second homes (24% of dwellings) is of concern as is an ageing population. Both are considered to be contributing to the loss of local community facilities. A general upgrading of community facilities is also considered necessary as is the developing of Newport as an attraction for quiet tourism (e.g. based on walking, cycling, bird watching, canoeing etc.) out of peak season. Traffic volumes and turning movements continue to impact on the town despite measures being introduced in the past. Further improvements to traffic management are highly unlikely given the high volume of traffic and the nature of the road passing through Newport. There is a greater need to combine housing and employment opportunities. The area around Newport Sands and the Nyfer Estuary are at risk from flooding but it should not impair Newport's potential to act as a Local Centre – see also Policy 34. There are issues in relation to sewage disposal.⁶³ Development allocations in Newport have the potential for likely significant effect on Natura 2000 sites.
- 4.29 **Newport by 2021:** The future for Newport by the end of the Local Development Plan period will see it having had new housing developed in the town including a substantial element of affordable housing. There will be a small development of work/live units. The opportunities to link new employment to adding value to Newport's reputation as an Eco Centre and local produce has materialised. Community and retail facilities are adequate to serve the needs of the local community. Where feasible, traffic management measures have been introduced. The town's role as an attractive historic local centre is protected and enhanced and the hotel and guest house accommodation is adequate to serve the needs of visitors.⁶⁴

Policy 3	NEWPORT LOCAL CENTRE (TIER 3) (Strategy Policy)
	Newport is designated a 'Local Centre' where the land use priorities will be:
	<ul style="list-style-type: none"> a) to aim to meet the housing, in particular affordable housing needs of the local area. b) to provide for employment development to meet the needs of the local area.⁶⁵ c) to provide an opportunity to develop work/live units, as identified in Policy 42, Table 3 to meet the needs of the local area. d) to protect and enhance the district shopping centre and community facilities which serve the town and rural hinterland e) to ensure developments permitted contribute to the protection and enhancement of the town's special qualities⁶⁶ f) to permit proposals that assist in delivering improved traffic management in the town.

Saundersfoot – Local Centre

- 4.30 **Background:** Saundersfoot is a small (estimated population of 2,670) but very popular family resort. The village has substantially grown since the 1950s. Buildings spread over the wooded hill

⁶³ See Scale and Location of Growth Background Paper

⁶⁴ Newport Action Plan, (prepared by the local community in conjunction with PLANED) no date. 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

⁶⁵ See Table 3.

⁶⁶ Landscape Character Assessment Study for the National Park Authority by John Campion Associates, December 2007, LCA23

slopes rising either side of the small flat-bottomed valley which bisects the village. The centre of Saundersfoot and the harbour area is designated a Conservation Area. Historically coal was mined in the area, and coal and tin exported. Tourism is now the principal industry, although the harbour at the heart of the village, is well used by pleasure craft and a number of small fishing boats and retains a bustling workaday character. It is also the focus for a commercial area containing shops, restaurants and other businesses. Saundersfoot has a very good bus service and 'compact' village amenities. Policy 49 identifies Saundersfoot as a 'district shopping centre'.

- 4.31 **Issues for Saundersfoot:** Issues for Saundersfoot include the need to enhance the harbour area, whilst retaining the working harbour, the need to extend the holiday season, the need to seek enhancement to existing community facilities and to implement environmental improvements to the retail area. There are also concerns about take-away and late night opening in Saundersfoot. Although the rail service is regular, the station is over a mile from the village. There is a need to reduce car movements in the village centre. Holiday/second homes are of concern (16% of dwellings are holiday or second homes) and there is a great need to allocate for affordable housing. Generally, access from the north to the south of the village is poor.⁶⁷ Saundersfoot village centre may face a potential threat of flooding due to sea level rises but the extent cannot be known until more information becomes available. The situation will be monitored using information emerging to support Policy 34.
- 4.32 **Saundersfoot by 2021:** The future for Saundersfoot by the end of the Local Development Plan period will see it having had new housing developed in the village including a substantial element of affordable housing. Community and retail facilities are adequate to serve the needs of the local community. Traffic management measures, including the introduction of a park and ride scheme, have mitigated the adverse impacts of through traffic and traffic movements within the village. There is a good rail service with improved pedestrian links and transfers (taxi and bus) available to and from the village centre. The village's seaside character has been protected and enhanced, including its working harbour, and the hotel and guest house accommodation is adequate to serve the needs of visitors. The shopping area is attractive and inviting.⁶⁸

Policy 4	SAUNDERSFOOT LOCAL CENTRE (TIER 3) (Strategy Policy) <p>Saundersfoot is designated a 'Local Centre' where the land use priorities will be:</p> <ul style="list-style-type: none"> a) to aim to meet the housing, in particular affordable housing needs of the local area. b) to encourage small scale employment opportunities to meet the needs of the local area. c) to protect and enhance the district shopping centre and community facilities to meet the needs of the local area. d) to ensure developments permitted contribute to the protection and enhancement of the village's special qualities⁶⁹ e) to permit proposals that assist in delivering improved traffic management in the village and accessibility to the railway station f) to protect and enhance the harbour.⁷⁰
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⁶⁷ A traffic and transport study to examine issues is programmed by Pembrokeshire County Council (April 2008)

⁶⁸ Saundersfoot Action Plan, (prepared by the local community in conjunction with PLANED) Draft June 2007. 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

⁶⁹ Landscape Character Assessment Study for the National Park Authority by John Campion Associates, December 2007, LCA1

⁷⁰ See Policy 18

St Davids – Local Centre

- 4.33 **Background:** St Davids City enjoys a truly outstanding natural setting on the windswept coastal platform which forms the St Davids Peninsula. The cathedral being the main focus for visits to St Davids, dates predominantly from the 12th-16th century.
- 4.34 Today, St Davids and its peninsula forms one of the most important tourism resources in the National Park. The Wales Spatial Plan Framework acknowledges the important role St Davids plays as a tourist destination.
- 4.35 St Davids has an estimated population of 1,309 with a comparable range of facilities to Saundersfoot and Newport. The National Cycle Network also runs through the City.
- 4.36 **Issues for St Davids:** There is considered to be a need to strengthen community facilities provision. Neighbouring St Justinians and Whitesands Bay area also major tourist attractions which bring visitors to the area and add to the traffic management issues in and around St Davids, particularly along Glasfryn Road.⁷¹ The existing Celtic Coaster service is already playing a part in resolving these issues. There is a need to extend the visitor season and to provide small employment units in the City. Affordable housing provision is necessary and the impact of second and holiday homes is a concern. Development allocations in St Davids have the potential for likely significant effect on Natura 2000 sites.
- 4.37 **St Davids by 2021:** The future for St Davids by the end of the Local Development Plan period will see it having had new housing developed in the town including a substantial element of affordable housing. Significant cultural investment has taken place with the Cathedral Cloisters project and the Landscape Gallery Oriel y Parc. There will be small scale employment in addition to the St Davids Assemblies site. Community and retail facilities are adequate to serve the needs of the local community. Traffic management measures have mitigated the adverse impacts of through traffic and traffic movements within the town and have addressed the traffic management 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 adequate to serve the needs of visitors.⁷²

Policy 5	ST DAVIDS LOCAL CENTRE (TIER 3) (Strategy Policy)
	St Davids is designated a 'Local Centre' where the land use priorities will be:
	a) to aim to meet the housing, in particular affordable housing needs of the local area.
	b) to provide for employment development to meet the needs of the local area.⁷³
	c) to provide for live/work units in the City, as identified in Policy 42, Table 3 to meet the needs of the local area.
	d) to protect and enhance the district shopping centre and community facilities which serve the City and rural hinterland
	e) to ensure developments permitted contribute to the protection and enhancement of the City's special qualities⁷⁴
	f) to permit proposals that assist in delivering improved traffic management in the City and wider peninsula.

⁷¹ A traffic and transport study by Pembrokeshire County Council is underway to examine issues (April 2008)

⁷² St Davids Action Plan, (prepared by the local community in conjunction with PLANED)2004, 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

⁷³ See Table 3.

⁷⁴ Landscape Character Assessment Study for the National Park Authority by John Campion Associates, December 2007, LCA17

Crymych – Local Centre

- 4.38 Even though Crymych plays an important role for adjacent National Park communities only a small part of Crymych lies within the National Park. The future role of Crymych will be predominantly defined by opportunities outside the National Park.

Rural Centres

- 4.39 **Background:** To help sustain rural communities in the National Park an additional tier of Centres is identified called 'Rural Centres', listed below, which have at least 3 facilities normally found in a small village⁷⁵ or if less than this, at least 1 convenience shop.
- 4.40 **Issues for Rural Centres:** The level of service by public transport, sewerage treatment and water supply varies between the towns and villages listed in the hierarchy and improvements will be needed.⁷⁶ Known areas at risk from flooding include parts of Amroth, Angle, Broad Haven, Dale, Felindre Farchog, Little Haven, Llanychaer, Newgale, Pontfaen, and Solva. The extent to which these Centres can provide for future development will need to take account of these issues – see also Policy 34. Development allocations in Broad Haven, Lawrenny and St Ishmaels have the potential for likely significant effect on Natura 2000 sites.
- 4.41 **Rural Centres by 2021:** The future for Rural Centres is one where some additional development, in particular affordable housing development, has helped sustain local facilities and the need to travel to larger centres for day to day needs is no longer required. The accessibility of these centres to larger centres in the Park has also improved along with infrastructural services such as water supply and sewage disposal.
- 4.42 In Rural Centres lying predominantly outside the National Park, opportunities for development are more likely to arise in those areas in the County Council's jurisdiction.

Policy 6	RURAL CENTRES (TIER 4) (Strategy Policy)
	In Rural Centres the land use priorities will be:
	a) to aim to meet the housing, in particular local affordable housing needs
	b) to encourage small scale employment developments
	c) to protect and enhance the Centre's range of facilities
	Rural Centres lying in the National Park
	Amroth
	Angle
	Bosherston
	Broad Haven
	Dale
	Dinas Cross
	Felindre Farchog
	Herbrandston
	Jameston
	Lawrenny
	Little Haven
	Manorbier
	Manorbier Station
	Marloes
	Newgale
	Pontfaen
	Solva
	St Ishmaels
	Trefin

⁷⁵ Letter box, sports ground, primary school, pub, community hall, place of worship, convenience shop, post office – Source: Points of Interest, Ordnance Survey December 2006

⁷⁶ Scale and Location of Growth, Background Paper, National Park Authority, pages10 -11

Rural Centres lying partly in the National Park

Cosheston*⁷⁷

Hook*

Houghton*

Llangwm*

Milton*

New Hedges

Pleasant Valley*

Roch*

Square and Compass

Summerhill

Countryside

- 4.43 **Background and Issues for the countryside:** In the National Park countryside there is an estimated third of all households in the National Park which are scattered through small villages, hamlets, sporadic dwellings and farms. The National Park countryside is an important contributor to tourism, farming, conservation etc. Issues for the Park include finding the right approach to the amount of development to be permitted, taking account of accessibility issues, the need to sustain local communities and the need to protect the National Park landscape.
- 4.44 **The National Park countryside by 2021:** At the end of the Local Development Plan period the National Park countryside will continue to be the setting for many diverse interests and activities whilst respecting one of the Park's finest assets. Some limited development has helped contribute to the quality of life for its communities and visitors through increased activity in farm diversification projects, conversion of buildings, low impact proposals that contribute to government's sustainability agenda in the area⁷⁸ and through appropriate recreational and visitor activities. To sustain communities whilst respecting national planning policy housing development will have been strictly controlled in the countryside⁷⁹ with some limited opportunities being allowed at appropriate locations outside the Centres listed earlier in the strategy. Priority having been given to addressing affordable housing need in these releases. Converting buildings that contribute to the character of the countryside to a range of uses has assisted with sustaining communities particularly as affordable housing delivery has been prioritised over other residential uses including self catering. More effort has been made to minimise the need to travel in the countryside in new development through using a more rigorous approach to traffic impact assessment for developments in the countryside – see Policy 52.
- 4.45 Given the significant role and potential impact of farming on the National Park countryside Supplementary Planning Guidance⁸⁰ on siting and design of farm buildings will be prepared to include sustainable design principles.

Policy 7 COUNTRYSIDE (TIER 5) (Strategy Policy)

Outside the identified Centres of the Local Development Plan area development will only be permitted where:

- a) **it constitutes sensitive filling in of small gaps or minor extensions (ie rounding off) to isolated groups of dwellings⁸¹ is proposed. Priority will be given to meeting affordable housing needs.⁸² Release of land will depend on the character of the surroundings, the pattern of development in the**

⁷⁷ *Lies predominantly within the County Council's planning jurisdiction

⁷⁸ see similar policy in the Joint Unitary Development Plan for Pembrokeshire – Policy 52

⁷⁹ Planning Policy Wales, Edition 3, July 2010, Chapter 9 Housing, paragraph 9.3.6

⁸⁰ See Glossary of Terms

⁸¹ i.e. where there is a physical cohesion of dwellings. Infill is defined as development for one or two units of a size compatible with its setting in a small gap in an otherwise continuous, built up frontage. 'Rounding off' which would complete or consolidate the built up perimeter will entail the development of no more than one or two dwellings.

⁸² Planning Policy Wales, Edition 3, July 2010, Chapter 9 Housing, paragraph 9.2.22. 50% affordable housing provision to meet identified need in developments of 2 or more will be sought.

- area and the accessibility to the Centres identified in the hierarchy
- b) housing for essential farming or forestry needs is proposed⁸³
- c) farm diversification including farm shops is proposed⁸⁴
- d) it constitutes the conversion of appropriate buildings to a range of uses with affordable housing⁸⁵ being given priority in residential conversions. Conversion must not result in unacceptable impacts upon the structure, form, character or setting of the building. The conversion of buildings that are obtrusively located in the landscape will not be permitted. Accessibility to the Centres will be an important consideration.
- e) Tourist attractions or recreational activity is proposed where the need to locate in the countryside is essential - see Policy 35
- f) The enhancement of community facilities is proposed
- g) The proposal constitutes low impact development making a positive contribution – see Policy 47
- h) New farm buildings are justified for agricultural purposes.

Traffic impact analysis will be an important consideration in proposals – see Policy 52.

- 4.46 **Conversion of buildings in the Countryside:** Policy 7 sets out the uses that will be considered appropriate in the conversion of buildings in the countryside. This would include agricultural buildings, former churches and dwellings where the residential use is now lost. Planning Policy Wales, Edition 3, Chapter 7 sets out detailed national planning development control considerations that need to be taken into account. Paragraph 7.6.9 of Planning Policy Wales, Edition 3, July 2010 provides for the option of prioritising employment-related uses. This Authority has attempted to prioritise employment-related uses under the Joint Unitary Development Plan and found this difficult to operate. Beyond holiday letting there is little demand for employment-related activities. The Authority could also not rationalise not allowing affordable housing provision as a first option given the need for affordable housing and yet the Authority would allow holiday let (considered to be an employment-related use in the Joint Unitary Development Plan.) This is why this Plan now proposes a range of uses which includes affordable housing provision being given priority in proposals for two or more residential units.
- 4.47 National planning policy refers to buildings needing 'to be of a form, bulk and general design which are in keeping with their surroundings'. In this National Park these are considered to be those that make a positive contribution to the character of the area through their intrinsic architectural merit or their setting in the landscape. Their interest and charm stems from an appreciation of the functional requirement of the building, their layout and proportions, the type of building materials used (including those constructed of stone, clom and slate), and their display of local building methods and skills.
- 4.48 The form, bulk, design and materials used in some buildings can make them visually intrusive in the landscape. Often those constructed of concrete blocks, asbestos sheeting, corrugated iron etc, clear-span buildings, Dutch barns, open-sided hay sheds fall within this category. The conversion of building(s) that are obtrusively located in the landscape or otherwise not in keeping with their surroundings will not be encouraged.

⁸³ Planning Policy Wales, Edition 3, July 2010, Chapter 9 Housing, paragraphs 9.3.6 to 9.3.10

⁸⁴ Planning Policy Wales, Edition 3, July 2010, Chapter 7 Supporting the Economy paragraphs 7.3.3 and 7.5.2, farm diversification is permitted where the use is proposed in conjunction with agricultural operations. New buildings can be justified. Local Planning Authorities should adopt a positive approach to development associated with farm diversification in rural areas, irrespective of whether farms are served by public transport. Traffic generation issues would need to be addressed - paragraph 3.14 of Technical Advice Note 18, Transport, March 2007. Uses do not have to be farming related.

⁸⁵ Planning Policy Wales, Edition 3, July 2010, paragraph 7.6.9 refers to affordable housing being for local need. The policy aims to encourage reuse of buildings for employment and employment related activities (such as farm shops, tourism attractions, serviced accommodation and recreational activities. Employment-related uses could include residential conversion as a subordinate part of a scheme.) and residential use. Residential use would include full-time residential and holiday accommodation including self catering. 50% affordable housing provision to meet identified need in developments of 2 or more will be sought.

- 4.49 Where planning permission for holiday accommodation is granted this will be subject to conditions and/or a legal agreement to restrict the occupation of the building to holiday use preventing all year round occupancy by the same occupant and use as a second home.
- 4.50 The presence of a species protected under European or United Kingdom legislation is a material consideration in the planning process. Developers considering submitting a planning application must, at the early stages of the process, consider whether there are likely to be any habitats or species present on or near the site that could be affected by the development. More guidance is provided under supplementary planning guidance prepared for the Joint Unitary Development Plan for Pembrokeshire.⁸⁶
- 4.51 Applications for conversion should contain all details of physical alterations necessary for the determination of the proposal. It may be necessary for the Authority to request a structural survey. For conversion to residential use a structural survey will be a requirement. Where the reuse of a complex of buildings is proposed the National Park Authority will expect an overall scheme for the site to be submitted and agreed by the National Park Authority in advance of applications for individual buildings being considered.
- 4.52 The National Park Authority will rely on current evidence available on housing need to determine whether affordable housing need should be given priority in a residential conversion.
- 4.53 **Farm Diversification:** When a farm diversification proposal is submitted to the National Park Authority the Authority may request some additional information to help the Authority understand if and how the proposal should be treated as a farm diversification proposal. A brief explanation of some or all of the following might be expected: the farm's history, the need for new buildings and why existing ones are not suitable, the relationship between the farming activity and the proposed diversification or any longer term needs for expansion.

Key Actions outside the Local Development Plan

- 4.54 Some Centres in the hierarchy suffer from constraints which need to be addressed.
- Transport accessibility issues will need to be addressed through Pembrokeshire Greenways⁸⁷, Pembrokeshire County Council, the South West Wales Integrated Transport Consortium, transport operators and network management companies. The Centres which raise concerns are Dale, St Ishmaels, Marloes, Herbrandston, Angle, Lawrenny, Bosherton, Pontfaen and Felindre Farchog, Coshaston (small area in the National Park), Houghton (partly in the National Park).⁸⁸ Appendix 2 provides information on proposed highway and cycle schemes.
 - Sewerage, waste water treatment and water supply problems need to be addressed by Welsh Water in association with developers. Further advice is provided in Appendix 2.
 - Centres that include employment allocations are highly likely to need public funding to help unlock sites through the Department of Economy and Transport at the Welsh Assembly Government and Pembrokeshire County Council. Please see Appendix 2 for further details.
- 4.55 Grant aid from the Welsh Assembly Government's Department for Economy and Transport predecessors has assisted in the clearance of unsightly buildings in the countryside. This approach may well need to be considered again during the Local Development Plan period.

⁸⁶ Weblink: Biodiversity Supplementary Planning Guidance
www.pcnpa.org.uk/website/default.asp?SID=234&SkinID=5

⁸⁷ See Glossary of Terms

⁸⁸ See Scale and Location of Growth Background Paper for further information.