

REPORT OF PLANNING OFFICER (PARK DIRECTION)

SUBJECT: LOCAL DEVELOPMENT PLAN: CANDIDATE SITES

Purpose of the report

1. To ask Members to approve three documents which are part of the Candidate Sites process for the Local Development Plan Revision. The first of these is the Candidate Sites Methodology which sets out how the Authority will assess the sites. The second document is the Candidate Sites submission form. Anyone wishing to have a site considered for inclusion in the Plan will need to complete this form. This also includes landowners of sites allocated in the current Plan which have not yet been developed. Thirdly is Guidance Notes to assist applicants in completing the form.
2. Appendix 1 sets out the comments received on each document and the actions proposed. Appendices 2, 3 and 4 are the final versions of the documents for approval by the Authority.

Background

1. All of the documents have been subject to a consultation exercise with Town and Community Councils, Natural Resources Wales, Dwr Cymru and relevant Key Stakeholders.
2. The documents have been consulted upon for 9 weeks from April to June 2016. Members were also given the opportunity to discuss the process in a Workshop in May and provided with draft copies of the papers.
3. Appendix 1 sets out the comments received and Officers' proposed responses. Additional issues raised include:
 - Clarification that applicants can submit sites to be considered for a full range of uses.
Response: Amendments have been made to the papers to provide greater clarity on this matter.
 - The need to robustly test landowner intentions to bring sites forward for development.
Response: The range of questions in the submission form should provide sufficient detail for the Authority to make an initial assessment

of landowner/developer intentions. Further information has been added to the Guidance Notes to clarify that delivery of development will be scrutinised throughout the process and by the Inspector at Examination.

- Landscape features outside the site are an important consideration, particularly and worthy of inclusion.
- **Response:** The documents have been amended to highlight that views into and through the site are important as are landscape features outside the site.
- Reference to the National Park Purposes and duty and the Sandford Principle should be included.

Response: These are fundamental considerations in all of the work undertaken by the Authority and other agencies working within the National Park. The methodology paper will be amended to highlight this point.

Financial considerations

4. Local Development Plan review has been budgeted for by the Authority. It is a statutory requirement to complete.

Risk considerations

5. Progressing Local Development Plan review is a statutory requirement. The approach outlined in the Authority's Delivery Agreement will ensure that a substantial amount of engagement is undertaken. Welsh Government regulations and guidance do not require formal consultation be undertaken on the attached documents and leave local planning authorities to consult to suit the local context.

Equality considerations

6. The Public Equality Duty requires the Authority to have due regard to the need to eliminate discrimination, promote equality of opportunity and foster good relation between different communities. This means that, in the formative stages of our policies, procedure, practice or guidelines, the Authority needs to take into account what impact its decisions will have on people who are protected under the Equality Act 2010 (people who share a protected characteristic of age, sex, race, disability, sexual orientation, gender reassignment, pregnancy and maternity, and religion or belief). This work is being taken forward as part of the sustainability appraisal on the Local Development Plan and by the preparation of an Equalities Impact Assessment during Plan preparation.

Welsh Language considerations

7. The publication and consultation exercises were carried out in accordance with the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards Regulations (No.1) 2015.
8. Assessing impacts on the Welsh language is also an integral part of the Sustainability Appraisal process.

Human Rights considerations

9. The planning system seeks to progress legitimate aims by managing the development and use of land in the public interest to contribute to achieving sustainable development. It reconciles the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protecting natural resources and the historic environment. Human rights under Articles 1 (right to peaceful enjoyment to property), 8 (right to respect for the home, private and family life) and 14 (right to equality), are the most relevant ones. Proportionality means that the measure which interferes with the right must strike a fair balance between the aim and the right which it interferes with. The process for Local Development Plan preparation and the rigorous assessment procedures will support this approach.

Next Steps

10. It is proposed that the documents are approved by Members for publication.
11. The invitation (or 'call') for Candidate Sites to be submitted will be made as soon as practicable following approval of the documents and run until the end of November 2016.
12. The Candidate Sites Submission Form, Guidance Notes and Methodology when formally approved by the Authority, will be published on our web-site, a public notice placed in the press and letters sent to everyone on our Local Development Plan mailing list advising on the call for sites and availability of the documents.

We are here

Stage	Main purpose
Review Report	<ul style="list-style-type: none">• Identifies the parts of the Local Development Plan that need to be revised.• Publish background papers (evidence base) in support.
Delivery Agreement	<ul style="list-style-type: none">• Timetable for producing the replacement Local Development Plan.• Community Involvement Scheme outlining the principles of community engagement.
Candidate Sites	<ul style="list-style-type: none">• Publish criteria for site selection.• Invite site submissions.
Preferred Strategy	<ul style="list-style-type: none">• Set out the key strategic policies for the Local Development Plan• Identify sites which fit with the Strategy

Deposit Plan	<ul style="list-style-type: none"> • Prepare and publish the detailed policies and proposals map.
Submission	<ul style="list-style-type: none"> • Submit the Plan and supporting evidence to the Planning Inspectorate.
Examination	<ul style="list-style-type: none"> • An independent Inspector assesses the soundness of the Plan.
Adoption	<ul style="list-style-type: none"> • The Authority adopts the Plan and uses it in making planning decisions.

RECOMMENDATION

- 1. That Members approve the Officer Responses to the representations received on the Candidate Sites Submission Form, Guidance Notes and Methodology.**
- 2. That Members approve the Methodology, Candidate Sites Submission Form and Guidance Notes set out in Appendices 2, 3 and 4.**

Background papers:

[Pembrokeshire Coast National Park Local Development Plan, September 2010](#)

Local Development Plan Manual – Welsh Government

<http://gov.wales/topics/planning/policy/policy-and-guidance-on-development-plans/ldpmanual/?lang=en>

Local Development Plan Regulations

<http://www.legislation.gov.uk/wsi/2015/1598/contents/made>

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**Appendix 1
Candidate Sites Report of Consultation
April – June 2016**

Reference	Representation	Officer Response and Recommendation
LDPS/CS/2877/1 Carew Community Council	Carew Community Councillors studied the documents sent on the Candidate Sites Consultation process. They find the methodology and process proposed for consideration of Candidate sites to be acceptable and in order and there were no negative nor adverse comments made.	Comments noted.
LDPS/CS/4415/1 Natural Resources Wales	NRW welcomes the opportunity to comment on the documents and offers the following recommendations: a) We recommend that reference is made to LANDMAP as a dataset that is used as part of the analysis for candidate sites. LANDMAP information should be used by both the PCNP and those submitting candidate sites in assessing the potential impacts on landscape character and the suitability of sites.	The overall assessment of Candidate Sites is the responsibility of the National Park Authority. The Authority has prepared Supplementary Planning Guidance on Landscape Character Assessment based on the LANDMAP data. This can be added to the guidance notes as a useful source of information for applicants. Recommendation That the Supplementary Planning Guidance on Landscape Character Assessment based on LANDMAP is referenced in the guidance notes as a useful source of information for those proposing sites.
LDPS/CS/4415/2 Natural Resources Wales	b) Clarity is needed that areas designated for cultural heritage importance include Registered Historic Landscapes in the Assessment Methodology Detailed Site Appraisal. Reference to Historic Landscape Assessment and Historic Landscape Character Areas could be included.	It is the responsibility of the planning authority to assess the potential impact of development in the landscape. The methodology advises that the assessment of sites will take into account historic environment designations. There is a need to balance the amount of detail provided on individual designations with ease with which the methodology can be understood. For reference purposes a link to the Historic Landscapes website can be inserted into the guidance notes. Recommendation

Reference	Representation	Officer Response and Recommendation
		Include a link to the Historic Landscapes website within the guidance notes.
LDPS/CS/4415/3 Natural Resources Wales	c) Clarity is needed with reference to Historic Landscapes and Historic Parks & Gardens as referred to in the Guidance Note 8, Landscape designations. It is assumed that these are sites that are included on the Register of Historic Landscapes in Wales and Register of Historic Parks & Gardens in Wales. It is important to be clear, particularly for those submitting sites, if these are the designations meant. If there are locally important sites, or a local register or list these should also be referenced.	Agree. A reference will be inserted into the guidance notes to clarify this point. There are no locally designated sites. Recommendation Insert reference that the historic sites are included on the Register of Historic Landscapes in Wales and Register of Historic Parks and Gardens in Wales.
LDPS/CS/4415/4 Natural Resources Wales	d) Reference to Seascape Character and the PCNP Seascape assessment should be included.	Agree. Recommendation Include a link to the Seascape Character Assessment Supplementary Planning Guidance in the guidance notes.
LDPS/CS/4415/5 Natural Resources Wales	e) Reference could be made to the National Park Management Plan guidelines.	Reference is already made to the National Park Management Plan in the Guidance Notes.
LDPS/CS/4415/6 Natural Resources Wales	f) Reference should be made to Green Infrastructure e.g. under Detailed Site Appraisal 18. Public Open Space and Accessibility with regard to green routes for walking and cycling, as well as public rights of way. The strategic network should be considered, as well as individual site proposals.	The assessment already includes references to public open space and public rights of way.
LDPS/CS/4415/7 Natural Resources Wales	g) We would like to be reassured that the NPA are considering SMNR in their consideration of sites. In particular the spatial expression of SMNR i.e. Place-based planning and Green infrastructure.	The sustainable management of natural resources is integral to the work of the Authority. The Authority will take account of emerging evidence as it progresses to Examination. The Authority has prepared a Evidence Sensitivities Background Paper

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	SoNaRR and Area Statements will in future provide information to inform SMNR and evidence from LANDMAP and Landscape and townscape character and historic landscape character assessments, together with site and setting observations, should inform place-based planning.	that will assist in monitoring the development of new evidence.
LDPS/CS/4415/8 Natural Resources Wales	h) Green Infrastructure assessments may need to be made on a case by case basis at the right scale for the site and setting. In addition the NPA doing a strategic GI assessment would inform the issues and opportunities that relate to a particular site. Work on ecological connectivity, catchment management, coastal and shoreline management, recreational corridors and routes, greenspaces and open access areas for instance, may inform GI considerations. Protecting existing and also recognising opportunities to enhance should be included in scope and in informing the need and content of bespoke site design briefs.	<p>Officers agree in principle regarding the need to address the implications of a site's development in relation to connectivity, impact on open space, water supply, shoreline management etc.</p> <p>These matters will be addressed through both desk top assessments of impacts using geographic information systems, through site visits and expert advice. This will ensure assessments are carried out at the correct scale and that recommendations for a site's development, whether it be in the supporting text of the Plan or in a development brief, can be set out if the site is allocated in the final Plan. The sites being taken forward will also be subject to sustainability appraisal, and a habitats regulation assessment where required.</p>
LDPS/CS/4415/9 Natural Resources Wales	i) The degree to which the NPA includes SMNR considerations in the forms that the public fill to propose sites needs to be considered, but critically the NPA's own consideration of suggested sites should consider SMNR strategically, both place-based and in terms of individual elements of green infrastructure. This approach should ensure that Green Infrastructure and place making is included in a	Please see above response.

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	strategic way rather than in individual ad-hoc proposals.	
LDPS/CS/4415/10 Natural Resources Wales	<p>With regard to the National Park Authority's detailed assessment, NRW recommend the following additional assessment steps are considered for inclusion within detailed site appraisal sheet in section 2, to ensure that landscape resource issues are fully addressed when considering the potential for new residential development within the national park. Would the development have a detrimental effect upon:</p> <ul style="list-style-type: none"> • Characteristic settlement pattern and form • Important trees and hedgerows (review highway officers observations on site access and highway sightline requirements) • Features of the site on the Historic Sites and Monument Record • Landscape and views of importance for Scenic Quality, Integrity, Character and Rarity (refer to LANDMAP visual and sensory evaluations and summary description. Confirm by site review) • Landscape of heritage importance (refer to the Register of Parks and Gardens and Historic Landscapes in Wales, plus LANDMAP Historic and Cultural aspect layers) • Green Infrastructure components (trees, hedgerows, habitats, surface water drainage features) which form an important local resource to conserve, but also provide the framework for integrating development, supporting health and wellbeing of existing and future communities, habitat networks and water sensitive design 	Agree. These issues will be addressed through the site appraisal process.
LDPS/CS/4415/11	The following points concern	Agree. These issues will be

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Natural Resources Wales	<p>the site's viability and how the NP authority makes a realistic calculation of the number of houses a site could potentially deliver sustainably.</p> <ul style="list-style-type: none"> • What proportion of the site is potentially developable, allowing for the retention of important green infrastructure (trees, hedgerows, habitats, surface water drainage features) and providing open space amenity provision for the development? (This has a bearing on viability) • What are the key landscape views, characteristic's, habitats, heritage/cultural and green infrastructure assets of the site which would inform a development brief for the site? (This has a bearing on viability and names the key issues that site design would need to address to ensure a sustainable place responsive development can be pursued at subsequent planning stages) 	addressed through the site appraisal process.
LDP2/CS/3458/1 The Environmental Network Pembrokeshire	<p>The following are really points of detail and affect presentation and perhaps improve clarity more than content.</p> <p>Observations on the Drafts of PCNPA Questionnaire on the LDPRD Candidate Site Submission Form (Draft)</p> <p>Is the formal title at this stage really LDP <i>Replacement Plan</i>? Rather than First Review or LDP 2016 – 2031 particularly as the only parts of the Plan are being reviewed / updated.</p>	A full Review of the Plan has been undertaken. The title is correct.
LDP2/CS/3458/2 The Environmental Network Pembrokeshire	First sentence Replacement perhaps <i>black ink</i> in bold	Given the heading in large print at the top of the page, this is not considered necessary.
LDP2/CS/3458/3 The Environmental Network Pembrokeshire	<p>Existing or previous use of the site if vacant:</p> <p>Are there any buildings on the site</p> <p>And are they in use or vacant?</p> <p>Please describe</p>	<p>Agree that the submission form can be clarified in this way.</p> <p>Recommendation: Amend submission form to ask for additional details of buildings.</p>

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LDP2/CS/3458/4 The Environmental Network Pembrokeshire	Has the site been the subject of any planning Applications since 1st January 2001?	It is useful to know if the site has any planning history, irrespective of the date. Recommendation: Add 'if known' to the end of the question.
LDP2/CS/3458/5 The Environmental Network Pembrokeshire	Are there any community facilities in the locality? Within 1km, for example school, chapel / church	There is a need to balance the length of question with the amount of space available for a response. It is considered that this question is already sufficiently clear. Examples of community facilities are listed in the guidance notes.
LDP2/CS/3458/6 The Environmental Network Pembrokeshire	How would development of the site encourage walking and cycling? Where is the nearest public transport stop (bus / rail), and how far is it from the site? N.B Bus services in rural areas are hail & ride.	Whilst it is correct to say that services are hail and ride, this can only be done if the driver considers it is safe to do so. It cannot be assumed that it will always be possible in the vicinity of all sites. Thus it is more appropriate to ask for dedicated stops for the purposes of this exercise.
LDP2/CS/3458/7 The Environmental Network Pembrokeshire	Where is the nearest commercial facility (eg shop or post office) and how far is it from the site? Perhaps put this Q next to the community facilities Q above as an overlap in interpretation	Agree. Recommendation Amend order of questions on the submission form as suggested.
LDP2/CS/3458/8 The Environmental Network Pembrokeshire	Where is the nearest useable public open space and how far is it from the site?	Additional information will be added to the guidance notes to assist with this matter. Recommendation Add link to existing Local Development Plan Proposals Maps which identify open space.
LDP2/CS/3458/9 The Environmental Network Pembrokeshire	Please provide any additional comments relating to accessibility of the site:	Agree. Recommendation Amend the submission form as suggested.
LDP2/CS/3458/10 The Environmental Network Pembrokeshire	Does the site contain or is it close to or adjoin a watercourse or pond? If yes, the please give details and distance from the site: If	It is considered that this question is already sufficiently clear.

Reference	Representation	Officer Response and Recommendation
	the Q above is right then there can be no distance from the site	
LDP2/CS/3458/11 The Environmental Network Pembrokeshire	Is the site located in an area of flood risk? Put these two Qs in one box Has the site ever flooded? If yes, what category of flood risk (as defined in TAN15) – See Notes 7.	This is not considered necessary.
LDP2/CS/3458/12 The Environmental Network Pembrokeshire	Is there a possibility that the site could be contaminated from a previous use within or adjoining the site?	Suggest that additional clarification is inserted in the guidance notes. Recommendation: Provide additional information, as suggested, in the guidance notes.
LDP2/CS/3458/13 The Environmental Network Pembrokeshire	Would the development of the site result in the loss of grades 1, 2 or 3a agricultural land? See Notes 12. (Is there any Grade 1- 3a north of the Dau Cleddau NPA sector?)	Links between the submission form and guidance notes will be made clearer.
LDP2/CS/3458/14 The Environmental Network Pembrokeshire	Has development of the site been discussed with the Town/Community Council? Is this Q needed?	In the interests of involving the community the question is needed.
LDP2/CS/3458/15 The Environmental Network Pembrokeshire	Draft Candidate Site Submission Form Guidance Notes Page 1. First line P C National P A Just check that there is a consistency in capitals as they affect Replacement, Plan and Candidate Sites . And spacings between words.	Noted. Recommendation Check document for spelling, grammatical and typographical errors and amend as necessary.
LDP2/CS/3458/16 The Environmental Network LDP2/CS/3458/ The Environmental Network Pembrokeshire	Page 3. 5. Community Facilities – definitions. Overlap between Qs earlier separating community and commercial facilities.	It is not clear what is meant by this response.
LDP2/CS/3458/17 The Environmental Network	7. Development Advice Maps which show frequency of flooding.	Agree. Recommendation: Amend

Reference	Representation	Officer Response and Recommendation
Pembrokeshire		guidance notes to clarify the purpose of development advice maps.
LDP2/CS/3458/18 The Environmental Network Pembrokeshire	Page 4 Settlement Capacity Study. Does this survey need to be updated – 9 years ago. a) I would imagine that there are fewer services now than in 2007 / 8 b) Are the same criteria being applied to determine the 'service level' of Centres; for example as applied to definition of accessibility?	The Settlement Capacity Study relates to the capacity of the landscape to absorb new development and remains relevant as a guide for those submitting sites. There will be updates needed to add new Centres and some of the existing Centres require a revisit where, for example, there has been difficulty in bringing land forward for development under the current Local Development Plan. The hierarchy of Centres is included in the Scale and Location of Growth Background Paper which has been updated as part of the Review of the Plan. These updates will be taken across into the Preferred Strategy for the replacement Local Development Plan.
LDP2/CS/3458/19 The Environmental Network Pembrokeshire	Noted under Candidate Sites Methodology that Nevern, Rosebush and Stackpole are now proposed as Tier 4 settlements but with apparently fewer facilities /services or impending closures – more sustainable?	Details on why these Centres are to be included can be found in the Scale and Local of Growth Background Paper.
LDP2/CS/3458/20 The Environmental Network Pembrokeshire	Page 5. We may wish are likely to visit your site. ie we take it seriously.	It is suggested that the guidance notes are amended to clarify that the landowners permission will be sought. Recommendation: Amend the guidance notes as suggested above.

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LDP2/CS/3458/21 The Environmental Network Pembrokeshire	<p>CANDIDATE SITES METHODOLOGY.</p> <p>Just check for space between words eg atits and use of capitals eg 3.7 replacement Local Development Plan.</p> <p>2.2 The submission of sites should not be interpreted as a commitment that # they will be</p>	<p>Noted.</p> <p>Recommendation Check document for spelling, grammatical and typographical errors and amend as necessary.</p>
LDP2/CS/3458/22 The Environmental Network Pembrokeshire	<p>3.3 National Park landscape or which is totally isolated from existing Centres and Would suggest that there is no need to qualify <i>isolated</i> esp if there is a glossary of terms, eg PCC's <i>well-related</i>. See 3.10B re reference to remote / care of the countryside.</p>	<p>Agree that terms are potentially confusing.</p> <p>Recommendation Amend the words 'totally isolated' in paragraph 3.3 to 'remote' in line with paragraph 3.10B</p>
LDP2/CS/3458/23 The Environmental Network Pembrokeshire	<p>Clarify at some point that there will be no charge by the NPA associated with the submission of Candidate Sites or any request by the NPA for further info. cf para 3.10a:</p>	<p>Whilst the National Park Authority will not be charging a fee to assess Candidate Sites, there may be some financial outlay required on the part of applicants to gather the necessary information to support their proposals.</p> <p>Recommendation Amend the Guidance Notes to clarify that the National Park Authority will not charge to assess Candidate Sites.</p>
LDP2/CS/3458/24 The Environmental Network Pembrokeshire	<p>3.14 The site is not used for an important community function such as playing fields, play grounds or amenity land which cannot be mitigated (eg a substitution area or facility identified).</p>	<p>This further suggested addition is not considered necessary.</p>
LDP2/CS/3458/25 The Environmental Network Pembrokeshire	<p>3.2.1 as schools, medical and recreational facilities</p>	<p>Noted.</p> <p>Recommendation: Check document for spelling, grammatical and typographical errors and amend as necessary</p>

Reference	Representation	Officer Response and Recommendation
LDP2/CS/3458/26 The Environmental Network Pembrokeshire	6.5 Preferred Strategy of the replacement Local Development Plan will not be included in the Deposit Local Development Plan. Confusion between RLDP and DLDP. When does one become the other?	Noted. The overall process will result in a replacement Local Development Plan. The Deposit Local Development Plan is one stage of that process. Recommendation Check document for spelling, grammatical and typographical errors and amend as necessary.
LDP2/CS/3458/27 The Environmental Network Pembrokeshire	7.2 – include Ceredigion CC & Carmarthenshire CC at this stage?	Not at this stage. Pembrokeshire County Council is being consulted as it provides several statutory services required in the development process. Carmarthenshire and Ceredigion Councils will be consulted as part of the wider consultation process.
LDP2/CS/2897/1 Marloes and St Brides Community Council	SECTION 3.23 The draft text reads <i>3.23 National planning policy highlights the importance for new development to have access to a range of services, facilities and employment opportunities which can be accessed by existing communities. Consequently the relative distances to existing facilities, public transport stops and frequency of service will be considered. For housing proposals therefore the assessment will examine the site in terms of whether it is located within adjacent to or outside a Centre.</i> Our Community Council comments as follows: 1) When we have a national economic situation where austerity is going to be the order of the day for the foreseeable future, and all services, including public transport, are being continuously whittled away, it is totally bogus for the	It is assumed that the representation relates to paragraph 3.27 of the methodology. The wording in this paragraph is an accurate reflection of national planning policy and the Authority is duty-bound to consider it. The comment is one that would need to be considered in response to the overall Plan Strategy but to clarify, in the meantime, the current policy seeks to provide new development in identified Centres. The Centres are identified as places which have a certain level of services and facilities which are required for day to day living such as shops, schools, pubs etc. Not all of these identified villages have frequent bus services, Marloes and Dale being two such villages. By concentrating new development within Centres, this will help to sustain the existing services and increase potential viability for improvements to those services, such as bus services. Whilst this is not certain to happen, it provides a more sustainable alternative for

Reference	Representation	Officer Response and Recommendation
	<p>National Park to obsess about the availability of public transport in sparsely-populated rural areas. Arguing that new housing cannot be built in villages because there is a poor bus service generates a self-fulfilling prophecy: those villages will continue to depopulate, and what bus services there were will be discontinued because of the lack of passengers. The wish to encourage the use of public transport is commendable; using the availability of public transport as a determinant of planning permission is inexcusable.</p> <p>2 We are aware of cases where the National Park has refused permission for change of use to residential on buildings that are no more than half a mile from a Centre, on the basis that they are “too far out”. However, this is completely at odds with the transport policy of the Pembrokeshire County Council, which deems it quite acceptable for a child of eight or older, unaccompanied, to walk 3 miles from their home to meet the school bus. The very nature of rural communities, and indeed a vernacular feature of Pembrokeshire rural communities, is that there is a combination of villages, farms, scattered individual houses, and occasional hamlets; it is therefore quite inappropriate for the National Park to be overly obsessed about such distance measurements.</p>	<p>the future than that of an increasingly dispersed population for whom travel by car will frequently be the only option.</p> <p>Development outside of the Centres is also permitted, taking into account national planning policy which restricts development of the countryside, the impact on the landscape and sustainability, among other things.</p> <p>The Community Council appears to be suggesting that it disagrees with the policy of Pembrokeshire County Council in not providing school transport under 3 miles from home. As a planning authority we cannot influence that policy which will have its own justification, probably related to logistics and costs. We can, however influence the location of new homes thereby taking best advantage of existing public transport networks and not exacerbating the need for lengthy and potential costly connections from home.</p>
	SECTION 3.26 The draft text reads	In terms of addressing affordable housing need the Authority as with all planning authorities must

Reference	Representation	Officer Response and Recommendation
	<p data-bbox="531 262 943 831"><i>3.26 Several factors can affect the viability and deliverability of a site. These can include inappropriate adjoining uses, ransom strips, land contamination issues, a lack of infrastructure or distance to public infrastructure facilities (roads, sewers etc). Another important issue to consider is whether there is a genuine identified need for the type of development at its proposed location. Residential proposals will also need to consider the local level of need for affordable housing.</i></p> <p data-bbox="531 869 847 927">Our Community Council comments as follows:</p> <p data-bbox="531 965 943 1196">Residential proposals should not just be assessed against the need for rented affordable housing, as officially defined by the Welsh Assembly and the Westminster Government.</p> <p data-bbox="531 1200 943 1771">1) In our community there are many young people, born and raised here, who need as much help as possible to “get their foot on the property ladder”. For them, the best sort of affordable housing is that which offers shared ownership; and the National Park should look favourably on proposals for affordable housing which offer shared ownership, even on exception sites: we understand that this has never been permitted, in the past.</p> <p data-bbox="531 1776 943 2036">2) In our community there are many skilled young people who are self-employed or who are employed on variable pay rates. They find it difficult to get mortgages on properties, especially because of the high cost of</p>	<p data-bbox="981 262 1437 595">address the nature of need which is predominantly for rented accommodation. There are also issues with securing mortgages for Low Cost Home Ownership which don't make them the most attractive option to achieve affordability in perpetuity. This is an even greater concern when an exceptions site is proposed.</p> <p data-bbox="981 633 1437 999">In terms of a shared ownership model that would work in Pembrokeshire the County Council has led on discussions with the Housing Associations (the National Park Authority has been party to these discussions) to see if there is a model of shared ownership that could be operated in Pembrokeshire. The outcome of those discussions is awaited.</p> <p data-bbox="981 1037 1437 1267">The Authority's conversion policy is being reviewed as part of Plan review. However, if a property is suitable for conversion to market housing the Authority cannot control the nature of the occupation.</p> <p data-bbox="981 1305 1437 1433">Affordable housing under the current Local Development Plan is permitted throughout the National Park in conversion proposals.</p> <p data-bbox="981 1471 1437 1599">The Authority is willing to discuss Community Land Trust initiatives such as the one in St Davids currently underway.</p>

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	<p>building plots which is factored into any property price; on the other hand, if they could obtain a building plot on leasehold rather than freehold, as is made possible by a Community Land Trust, they would be able to develop that plot on a self-build basis, within a reasonable budget. Therefore, the National Park should not only look favourably on proposals for Community Land Trust building plot schemes, it should use its influence and its organisational power to encourage and indeed assist them, as the best way for reversing the trend of population decline.</p>	
<p>LDP2/CS/2897/2 Marloes and St Brides Community Council</p>	<p>SECTION 4.1 The draft text reads -</p> <p><i>4.1 Employment proposals – Proposals for new employment or mixed use sites containing employment will take account of the Joint Local Employment Land Review being undertaken with Pembrokeshire County Council (2016). Evidence of need and deliverability of such sites will be particularly relevant. Sites within or adjacent to Centres will be given priority, although sites in countryside locations may be considered where they are for specific reasons linked to their location.</i></p> <p>Our Community Council comments as follows:</p> <p>We cannot understand the National Park’s obsession with sites having to be within or adjacent to Centres. Firstly, many opportunities for redeveloping existing buildings to create offices or</p>	<p>The Local Development Plan policy, in line with national planning policy allows for the conversion of appropriate existing buildings in the countryside to a range of uses, including employment uses. Policies also recognise the need for some businesses to be located in the countryside and the text extracted from the methodology here explains this.</p> <p>Reduction of the need to travel is a key component of national planning policy and this has to be taken into consideration when considering new development. A balance is needed to allow businesses to set up, expand and diversify in the countryside, but not to the extent that large numbers of people are driving out of places such as Milford Haven into the countryside to work.</p> <p>When considering farm diversification proposals, national planning policy directs planning authorities to adopt a sympathetic approach, irrespective of whether</p>

Reference	Representation	Officer Response and Recommendation
	<p>workshops come from modern farming techniques rendering old agricultural buildings redundant; and you can't change the location of an existing farm: it is where it is! Secondly, if the alternative to driving to a local farm to go to work is to have to drive all the way into Milford Haven Haverfordwest (usually the case at the moment), then even if the farm is say 2 miles from an existing Centre, that still offers a very "green" solution in travel terms.</p>	<p>farms are served by public transport (Planning Policy Wales, para 7.3.3). This policy is applied by the National Park Authority.</p>

APPENDIX 2

**Candidate Site Assessment Methodology
Background Paper**

Pembrokeshire Coast National Park
Replacement Local Development Plan

August 2016

Pembrokeshire Coast National Park Authority

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1.0 Introduction

- 1.1 This document sets out the methodology and assessment process for the consideration of land for development in the Pembrokeshire Coast National Park Replacement Local Development Plan. In doing so it identifies the guiding principles for reviewing land previously allocated in the current Local Development Plan (adopted September 2010) and for establishing potential new site allocations consistent with national planning policy and sustainable development. The document will be used as part of the evidence base to support the Authority's approach towards the inclusion or omission of sites for development in the Plan.
- 1.2 The methodology is prepared to reflect national planning legislation and guidance to ensure that the identification of sites is founded on a robust and credible assessment of the suitability and availability of land for particular uses and the probability that it will be developed.
- 1.3 The Authority will consult specific consultation bodies which have a direct responsibility for protecting the environment and public interests or providing services for new development on this draft methodology prior to formal publication.

2.0 The Candidate Site Process

- 2.1 The Local Development Plan Manual – Edition 2 (August 2015) advises that early engagement should take place with developers and landowners to obtain information on candidate sites. Sites need to be brought forward early in the Plan revision process to allow consultation to take place at the preferred strategy stage. **It is vital that the promoters of candidate sites appreciate that bringing them forward after the Preferred Strategy stage will mean that it is unlikely they can be considered for inclusion in the Plan.** For further details on the Plan revision please see the National Park Authority website¹.
- 2.2 The submission of sites should not be interpreted as a commitment that they will be included in the Plan as they will need to meet a criteria-based assessment as set out in this methodology paper. It is also important to note that this opportunity will be used to review the suitability of any sites allocated in the current Local Development Plan which have not already come forward for development. Any additional sites identified by Officers will also be subject to the assessment process.
- 2.3 All sites will be included in a Candidate Sites Register which will be published alongside the draft Revised Preferred Strategy of the Plan. The Register will be available on the Authority's website.

¹ <http://www.pembrokeshirecoast.org.uk/default.asp?PID=753>

3.0 Site Assessment Methodology

- 3.1 This methodology aims to provide a comprehensive overview of the development potential of sites. The information requested on the Candidate Sites submission form will feed directly into the assessment process. The Authority reserves the right to correct factual inaccuracies and to ask for any further information considered necessary to assess the site.
- 3.2 In broad terms the Candidate Sites Assessment Methodology will include criteria to filter out sites that are, for example, incompatible with the [National Park and its Special Qualities](#), or below a certain size; clearly contrary to national planning policy or are unsuitable due to the presence of constraints. This will also include a lack of commitment from landowners or developers to bringing sites forward for development.
- 3.3 The location of sites is obviously a critical issue - for example, a Candidate Site which proposes a new dwelling or residential development which is remote from existing [Centres](#) and supporting services is unlikely to be considered acceptable. Small sites at the edge of Centres will be considered as part of a review of existing Centre boundaries (see paragraphs [4.2 to 4.8](#) of this paper).
- 3.4 The methodology will also need to have regard to the Local Development Plan [Strategic Environment Assessment/Sustainability Appraisal](#) (SEA/SA) which will assist in measuring the extent to which the Plan will achieve its objectives for sustainable development. Any sites which are likely to have a significant effect on a [European Special Area of Conservation](#) (SAC), [Special Protection Area](#) (SPA) or [Ramsar Site](#) and their supporting habitat must also be subject to an appropriate assessment under the [Habitats Regulations](#) (HRA)². However, all sites which successfully pass through the Candidate Site Appraisal will be further appraised to identify the biodiversity value.
- 3.5 In the interests of producing a **sound development plan** and to meet Government guidance the assessment process is essentially designed to examine Candidate Sites for their:
- Suitability;
 - Availability; and
 - Probability that they can be developed within the lifetime of the Plan.
- 3.6 Site deliverability (ie. when, in the Plan period, development is likely to come forward) is a key issue for both the Authority and the Welsh Government³. In order for the Plan to be adopted it must be determined 'sound' by the Examination Inspector. This includes ensuring that the Plan will deliver its proposals and allocations. For more information on the soundness tests see [Appendix A](#).

² <http://www.pembrokeshirecoast.org.uk/default.asp?PID=755>

³ Local Development Manual 2 (August 2015) section 5.3.4 provides more detail on the expectations of Welsh Government. <http://gov.wales/topics/planning/policy/policy-and-guidance-on-development-plans/ldpmanual/?lang=en><http://gov.wales/topics/planning/policy/policy-and-guidance-on-development-plans/ldpmanual/?lang=en>

- 3.7 The sites that will be included in the Candidate Sites Assessment process are:
- Sites promoted by landowners, their agents, public and private developers;
 - Sites identified by Authority Officers as having development potential;
 - Undeveloped existing Local Development Plan allocations that may or may not have planning permission (See [Appendix E](#)).
 - Rural exception sites – small scale sites next to Centre boundaries for affordable housing only.
- 3.8 Each Candidate Site will be subject to an assessment process in order to determine its suitability for inclusion in the replacement Local Development Plan. In each instance the type of use being proposed needs to be made clear.
- 3.9 The Authority is proposing a 4-stage assessment of sites as follows:
- Stage 1 – Initial filtering of sites by size and location
Stage 2 – Detailed appraisal of filtered sites
Stage 3 – Appraisal against other parallel assessments
Stage 4 – Appraisal against the draft Preferred Strategy of the Local Development Plan
- 3.10 [Appendix D](#) of this document sets out how sites will be appraised, using a traffic-light scoring system.

4.0 Stage 1 – Initial Filtering

- 4.1 The first stage of the assessment will be to determine whether a site is:
- A.** Large enough to be potentially allocated in the Plan. Such sites are considered to be:
- Residential** - those capable of accommodating 5 or more houses which equates to a site size of about 0.15 hectares or greater based on a density of 30 units per hectare. This site size reflects the methodology used in the Joint Housing Land Availability study carried out by the Authority each year⁴.
 - Employment** - minimum 0.15 hectares. Large-scale proposals (more than 2 hectares) are generally not considered compatible with the National Park designation*. Preference will be given to sites within Centre boundaries before consideration of land adjacent to but outside Centre boundaries. Sites which are more remote from Centres will be considered if there are particular locational requirements which are supported by robust evidence or if they are existing buildings which may be suitable for change of use or conversion to an employment use.

⁴ <http://www.pembrokeshirecoast.org.uk/default.asp?PID=579>

- iii. **Retail** – minimum 0.15 hectares. Large-scale proposals* (more than 2 hectares) are generally not considered compatible with the National Park designation.
- iv. **Commercial** - minimum 0.15 hectares. Large-scale proposals* (more than 2 hectares) are generally not considered compatible with the National Park designation.
- v. **Recreation/leisure** - minimum 0.15 hectares. Large-scale proposals* (more than 2 hectares) are generally not considered compatible with the National Park designation.
- vi. **Gypsy and Traveller Accommodation** – minimum 0.5ha (to accommodate 3 – 5 pitches)
- vii. **Mixed use proposals** - minimum 0.15 hectares. Large-scale proposals* (more than 2 hectares) are generally not considered compatible with the National Park designation.

*If your site is larger than 2 hectares it will however still be considered as a Candidate Site.

- B. Acceptable in terms of location – development in the countryside is strictly controlled. Residential development, in particular which is remote from Centres and services is unlikely to be carried forward. A list of Centres included in the current Local Development Plan, and potential new Centres currently being considered for the replacement Local Development Plan Preferred Strategy are listed in **Appendix B** of this document

C. Centre Boundary Review (Small Sites)

Small housing sites (less than 0.15ha) (including those submitted as rural exception sites) adjacent or in very close proximity to the existing Centre boundaries will be considered as part of a Centre boundary review during the LDP Revision and can be submitted as Candidate Sites.

- 4.2 Centre boundaries fulfil strategic functions in accordance with the Preferred Strategy of the Plan which are:

- Definition of an area within which development would normally be permitted subject to meeting other planning requirements (such as access, size, design, compatibility with neighbouring uses etc);
- Direction of development to the most sustainable locations;
- Preventing inappropriate development in the countryside and avoiding ribbon development or fragmented development patterns.

- 4.3 To establish the suitability of land for inclusion within or exclusion from the Centre boundaries, the following criteria will be used when assessing **small sites**:

- a) Compatibility with the draft replacement Preferred Strategy– ie how much development is needed and where it should take place.

- b) Inclusion of the site should represent a natural and logical extension to a Centre using firm and defensible boundaries such as walls, hedgerows or roads;
 - c) Constraints such as impact on the National Park landscape or nature, Conservation Areas, Listed Buildings, lack of suitable access, flooding etc.;
 - d) Development of the site would not represent an unacceptable intrusion into the countryside, ribbon development or a fragmented development pattern;
 - e) The site is not used for an important community function such as playing fields, play grounds or amenity land which cannot be mitigated.
- 4.4 Exception sites are housing sites permitted in locations where market housing would not gain planning permission. Ideally they should be located next to Centre boundaries and form a logical extension to the built area. As an exception site the value of the land is lower than it would be for full market housing. The landowner must be willing to offer the land for 100% affordable housing. Support from the town or community council should be sought.
- 4.5 Exception sites should be next to a Centre boundary and form a logical extension to an existing town or village. It is also important for sites to comply with other considerations, such as land drainage and highways and landscape impact, even if they are well-related to a Centre.
- 4.6 Rural exception sites should be small in scale, although the number and size of houses will vary according to the level of local need, nature of sites identified and the size of the existing Centre. In some instances where larger need is identified, it may be more suitable to identify two or more smaller sites around the Centre boundary in preference to one large site.
- 4.7 In order for sites to be considered as exceptions sites a need for affordable housing must be shown and there must be a mechanism for making sure the properties remain affordable for all time. In the case of Low Cost Home Ownership, no mortgage lender will lend without a mortgagee in possession clause being included within a Section 106 legal agreement. As such a clause enables the re-sale of the property without restriction (in circumstances where the property is re-possessed), this does not guarantee that it will remain affordable in perpetuity. The Authority is keen to ensure that exception sites do not become market sites over time as a result of such clauses. Given this situation, exception sites will only be permitted for affordable rented properties.
- 4.8 The site value will reflect that exception sites are not sites to provide open market housing but only 100% affordable housing. Proposals for such sites can be considered under existing Local Development Plan policies.

5.0 Stage 2 – Detailed Appraisal

- 5.1 For sites which have been successfully filtered through Stage 1 this next stage will involve a detailed assessment based initially on the information submitted on the Candidate Site Form together with desk-based evidence and inspection of sites.

5.2 All sites of 0.15 hectares or more and for which a **residential use** is being proposed will be assessed against the following criteria:

- **Planning Assessment**

5.3 The planning assessment will consider if the site complies with the search sequence approach advocated in Planning Policy Wales (Edition 8; January 2016) (para 9.2.9) which is set out in [Appendix C](#) of this document.

5.4 In addition environmental considerations will be taken into account, namely the impact on the National Park landscape, the special qualities of the National Park (see policy 8 of the adopted Local Development Plan) flooding issues, geo and biodiversity, the protection and loss of the best quality agricultural land, national minerals protection policies and historic environment designations. Where relevant the planning history of the site will be taken into account.

5.5 It is recognised that many sites are likely to have some level of constraint on them that can impact on their suitability for development or may reduce the developable area of a Candidate Site. In Centres where there are more sites available than are required to meet the housing requirements and the Plan's Preferred Strategy, the decision as to which sites will be taken forward will depend on the nature of the constraints and the degree of confidence the Authority is given by landowners/developers that the land will be brought forward for development during the Plan period.

5.6 Alongside consideration of constraints, the Authority will also assess whether the site has particular development opportunities, for example:

- Will the proposal involve the re-use of suitable previously developed land/buildings?
- Will the proposal remove an eyesore/untidy site/un-neighbourly use?
- Does the proposal align with any forthcoming public sector or other service-provider improvements to services and facilities?

- **Infrastructure**

5.7 New development can place additional pressures on existing infrastructure such as highways, water supply, drainage and sewage capacities as well as local facilities such as schools, medical and recreational facilities. The Authority is engaging with Natural Resources Wales, Dwr Cymru and Pembrokeshire County Council to establish whether such pressures on local infrastructure exist in order to inform the assessment process and highlight those locations for which new development would not be viable or realistic within the timescale of the Plan. The development of sites is often likely to be subject to legal agreements (called Section 106 Agreements) to ensure that local services and infrastructure have adequate capacity to meet the additional demands arising from the development.

- **Accessibility**

5.8 Consideration will be given to the suitability of vehicular access to and from the site. This will focus on the potential impact upon the highway network and the level of constraint in achieving an acceptable access into the site, including the extent of loss of trees, hedgerows and historic or characteristic features.

- 5.9 National planning policy highlights the importance for new development to have access to a range of services, facilities and employment opportunities which can be accessed by existing communities. Consequently the relative distances to existing facilities, public transport stops and frequency of service will be considered. For housing proposals therefore the assessment will examine the site in terms of whether it is located within adjacent to or outside a Centre.
- 5.10 In the case of retailing and leisure proposals or other uses best located in town centres, these will be assessed according to whether they should be located within existing Centres (ie the sequential approach advocated by Planning Policy Wales).
- **Economic Viability**
- 5.11 Delivering the Plan's Preferred Strategy is a critical function of the Local Development Plan and the Authority needs to be confident that any allocated site has a realistic prospect of being developed for its intended use within the Plan period – up to 2031.
- 5.12 Several factors can affect the viability and deliverability of a site. These can include inappropriate adjoining uses, ransom strips, land contamination issues, a lack of infrastructure or distance to public infrastructure facilities (roads, sewers etc). Another important issue to consider is whether there is a genuine identified need for the type of development at its proposed location. Residential proposals will also need to consider the local level of need for affordable housing.
- 5.13 It will also be necessary to assess if the site is genuinely available for development. Full details of the proposed assessment criteria are shown in Appendix D of this document.

6.0 Additional Criteria for Proposals for Non-Residential Types of Development

- 6.1 **Employment proposals** – Proposals for new employment or mixed use sites containing employment will take account of the Joint Local Employment Land Review being undertaken with Pembrokeshire County Council (2016). Evidence of need and deliverability of such sites will be particularly relevant. Sites within or adjacent to Centres will be given priority, although sites in countryside locations may be considered where they are for specific reasons linked to their location.
- 6.2 **Retail proposals** – The site selection process for retail sites will have regard to any relevant retail studies⁵ and the sequential assessment of sites in relation to retail centres as outlined in Planning Policy Wales.
- 6.3 **Gypsy and Traveller Sites** - Evidence of need for new sites will be required and sites will need to be located to serve needs of Gypsies and Travellers, including access to the local services and facilities and to public roads.

⁵ A Retail Study for the Pembrokeshire, Ceredigion area is currently being drafted July 2016 .

6.4 **Mixed use proposals** - Over and above the considerations set out above for individual uses, compatibility of uses within mixed-use sites and with neighbouring uses will important factors.

7.0 Stage 3 – Compliance with other related assessments

7.1 Sites will also be considered through related assessments that are triggered by preparing a plan of the nature and scope of the Local Development Plan. These are:

- Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA)
- Habitats Regulations HRA (where required)
- Equalities Impact Assessment
- Welsh Language Impact Assessment (where required)

7.2 A sustainability appraisal and strategic environmental assessment will be carried out prior to publication of the draft Preferred Strategy. Habitats Regulations Assessments (where required), Equalities Impact Assessments and Welsh Language Impact Assessments (where required)

8.0 Stage 4 – Compliance with the Preferred Strategy

8.1 To deliver the Plan Strategy it should be acknowledged that some but not all of the Centres in the National Park will be required to accommodate growth and continue to be the focus of future planning development. The type and scale of new development will have regard to particular needs, existing infrastructure and/or constraints – thereby directing future development to the most appropriate and sustainable locations. The draft Preferred Strategy will set out where new growth will be directed.

8.2 The Authority will use the draft revised Local Development Plan Preferred Strategy to assess, those Candidate Sites which have successfully passed through stages 1 to 3 of the assessment to assess compatibility against the draft revised Preferred Strategy.

8.3 The potential acceptability and contribution of small sites which are located outside but adjacent to the Centre boundaries identified in [Appendix B](#) of this document can also be assessed at this time.

8.4 The Local Development Plan Manual Edition 2 August 2015 requires local planning authorities to publish a list of sites which are compatible, and that are not compatible, with the draft Preferred Strategy of the replacement Local Development Plan when the Strategy is published for consultation.

8.5 Assessment of Candidate Sites against the draft Preferred Strategy will be to establish compliance. Conflict with the Preferred Strategy is also likely to reflect conflict with national guidance in some instances. Sites which are considered not to accord with the agreed Preferred Strategy of the replacement Local Development Plan will not be included in the Deposit Local Development Plan.

9.0 What Happens Next⁶?

9.1 There will be a three month period for the submission of Candidate Sites. The Authority will assess the sites submitted in accordance with the methodology and will liaise with:

- Welsh Government
- Natural Resources Wales
- Dwr Cymru/Welsh Water
- Dyfed Archaeological Trust
- Pembrokeshire County Council
- Town and Community Councils

prior to identifying a sieved and prioritised list of sites with reasonable potential for allocation/inclusion in line within the evolving Plan Strategy.

9.2 The Candidate Site Register will be made available on the Authority's website alongside the publication of the draft Revised Preferred Strategy (See Appendix F).

9.3 All those who have submitted sites for consideration will be added to the Local Development Plan mailing list and notified of the outcome of the initial assessment as part of the Local Development Plan Preferred Strategy Consultation.

9.4 The assessment of sites submitted will also be published. The Preferred Strategy consultation will provide an opportunity to comment on the appropriateness of the Authority's assessment.

9.5 The Local Development Plan Manual Edition 2 August 2016 Chapters 7 and 8 and the Authority's Delivery Agreement Section 2 (Timetable) provides information on the stages following Pre-Deposit Consultation how sites are progressed through the Local Development Plan process.

10.0 Further Information

10.1 For further assistance on the Candidate Sites Assessment Methodology process or the Local Development Plan Process in general please see our website (see links to Planning and Policy) or email devplans@pembrokeshirecoast.org.uk or contact the Park Direction Team at the National Park Authority's Office on 01646 624800.

⁶ See Appendix F for Stages of Plan Revision

Appendix A: Soundness Tests and Checks

Test 1: Does the plan fit? (ie is it clear that the LDP is consistent with other plans?)

Questions:

- *Does it have regard to national policy and the Wales Spatial Plan?*
- *Does it have regard to Well-being Goals?*
- *Does it have regard to the Welsh National Marine Plan?*
- *Is it consistent with regional plans, strategies and utility programmes?*
- *Is it compatible with the plans for neighbouring authorities?*
- *Does it reflect the Single Integrated Plan and the National Park Management Plan?*
-

Test 2: Is the plan appropriate? (ie is the plan appropriate for the area in the light of the evidence?)

Questions:

- *Is it locally specific?*
- *Does it address the key issues?*
- *Is it supported by robust, proportionate and credible evidence?*
- *Can the rationale behind plan policies be demonstrated?*
- *Does it seek to meet assessed needs and contribute to the achievement of sustainable development?*
- *Are the vision and strategy positive and sufficiently aspirational?*
- *Have the 'real' alternatives been properly considered?*
- *It is logical, reasonable and balanced?*
- *Is it coherent and consistent?*
- *Is it clear and focused?*

Test 3: Will the plan deliver? (ie is it likely to be effective?)

Questions:

- *Will it be effective?*
- *Can it be implemented?*
- *Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?*
- *Will development be viable?*
- *Can the sites allocated be delivered?*
- *Is the plan sufficiently flexible? Are there appropriate contingency provisions?*
- *Is it monitored effectively?*

For further information on the soundness tests please see Chapter 2 of Planning Policy Wales - <http://gov.wales/topics/planning/policy/ppw/?lang=en>

And/or Chapter 8 of the Local Development Plan Manual – Edition 2 - <http://gov.wales/topics/planning/policy/policy-and-guidance-on-development-plans/ldpmanual/?lang=en>

Appendix B – List of Potential replacement Local Development Plan Centres

Centre	Current Strategy Category
Tenby	Tier 2 – Local Service and Tourism Centre
Newport	Tier 3 – Local Centre
Saundersfoot	Tier 3 – Local Centre
St Davids	Tier 3 – Local Centre
Crymych	Tier 3 – Local Centre
Amroth	Tier 4 – Rural Centre
Angle	Tier 4 – Rural Centre
Bosherston	Tier 4 – Rural Centre
Broad Haven	Tier 4 – Rural Centre
Dale	Tier 4 – Rural Centre
Dinas Cross	Tier 4 – Rural Centre
Felindre Farchog	Tier 4 – Rural Centre
Herbrandston	Tier 4 – Rural Centre
Jameston	Tier 4 – Rural Centre
Lawrenny	Tier 4 – Rural Centre
Little Haven	Tier 4 – Rural Centre
Manorbier	Tier 4 – Rural Centre
Manorbier Station	Tier 4 – Rural Centre
Marloes	Tier 4 – Rural Centre
Newgale	Tier 4 – Rural Centre
Pontfaen	Tier 4 – Rural Centre
Solva	Tier 4 – Rural Centre
St Ishmaels	Tier 4 – Rural Centre
Trefin	Tier 4 – Rural Centre
Cosheston	Tier 4 – Rural Centre (partly in National Park)
Hook	Tier 4 – Rural Centre (partly in National Park)
Houghton	Tier 4 – Rural Centre (partly in National Park)
Llangwm	Tier 4 – Rural Centre (partly in National Park)
Milton	Tier 4 – Rural Centre (partly in National Park)
New Hedges	Tier 4 – Rural Centre (partly in National Park)
Pleasant Valley	Tier 4 – Rural Centre (partly in National Park)
Roch	Tier 4 – Rural Centre (partly in National Park)
Square and Compass	Tier 4 – Rural Centre (partly in National Park)
Summerhill	Tier 4 – Rural Centre (partly in National Park)
Lydstep	Tier 4 – not in current LDP but now meets selection criteria for Rural Centre
Nevern	Tier 4 – not in current LDP but now meets selection criteria for Rural Centre
Rosebush	Tier 4 – not in current LDP but now meets selection criteria for Rural Centre
Stackpole	Tier 4 – not in current LDP but now meets selection criteria for Rural Centre

Appendix C – Extract from Planning Policy Wales (Edition 8)

Paragraph 9.2.9

Local planning authorities should consider the following **criteria in deciding which sites to allocate for housing** in their development plans:

- the availability of previously developed sites and empty or underused buildings and their suitability for housing use;
- the location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals), to absorb further development, and the cost of adding further infrastructure;
- the scope to build sustainable communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language (see 4.13), and to provide sufficient demand to sustain appropriate local services and facilities;
- the physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk¹³, taking into account the possible increase of such risk as a result of climate change (and see Chapter 13), and the location of fragile habitats and species, archaeological and historic sites and landscapes (Chapters 5 and 6);
- the compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development; and
- the potential to reduce carbon emissions through co-location with other uses.

Appendix D – Candidate Site Assessment

Section 1 – Key Questions

	Criterion	Commentary	Assessment Criteria
A	Is the site compatible with the National Park Purposes and Duty?		Yes
			Yes with mitigation
			No
B	Is there evidence to question the viability or deliverability of the site?		No
			Possibly
			Yes
C	Does the site have a planning history?		Yes – supports this proposal
			No history
			Yes – conflicts with this proposal
D	Does the site compatible with the Preferred Strategy of the Replacement Local Development Plan?		Yes
			No

Section 2 – Detailed Site Appraisal

	Criterion	Commentary	Assessment Criteria
1	Is the site within or adjoining an existing Centre?		Within a Centre
			Adjoining edge of Centre
			Countryside
2	Is the site located on previously developed (brownfield) land, as defined by Planning Policy Wales (figure 2.1)		Brownfield
			Part Brownfield/part Greenfield
			Greenfield
3	Would the development of the site result in the loss of the best and most versatile agricultural land?		No loss
			Grade 3a and above
			Grade 1 or 2
4	Is the site accessible from a public highway?		Yes
			Yes – with improvements
			No
5	Is the nearby highway network capable of accommodating the resulting traffic movements?		Yes
			Yes – with improvements
			No
6	Is public transport available within 1km of the site?		Yes – more than 5 buses/trains per day
			Yes – less than 5 buses/trains per day

	Criterion	Commentary	Assessment Criteria
			No
6	Would the development of the site result in the loss of publicly accessible open space?		Would not result in a loss
			Would affect public access but could be mitigated
			Would result in a loss
7	Is the site within 100m of existing water, sewerage, electrical, gas and telecommunications systems?		Yes
			No
8	Is there a possible infrastructure capacity issue that could act as a constraint to development?		No
			Yes – but can be addressed through investigation/mitigation
			Yes
9	If the site is proposed for residential development, how does it relate to any employment uses adjacent to the site?		Close to 'good neighbour' employment uses
			Not close to employment uses
			Close to 'bad neighbour' employment uses
10	If the site is proposed for 'bad neighbour' development – ie employment are there any residential properties within 400m of the site?		Yes
			No
11	Does the site include or is it close to any areas designated for biodiversity importance at an international level?		No
			Adjacent/close
			Within
12	Does the site include or is it close to any areas designated for biodiversity importance at a national level?		No
			Adjacent/close
			Within
13	Does the site include or is it close to any areas designated for biodiversity importance at a local level?		No
			Adjacent/close
			Within
14	Is the site within or adjacent		No

	Criterion	Commentary	Assessment Criteria
	to a Regionally Important Geodiversity Site?		Adjacent/close Yes
15	What is the outcome of the biodiversity assessment (if applicable ⁷)?		Positive Neutral Negative
16	Is there are threat to mature trees or hedgerows within or adjacent to the site?		No Adjoining Within
17	Is the development of the site likely to affect the habitat, breeding site or resting place of a protected species?		No Potentially Yes
18	Is the site located within or close to a designated open space?		No Adjacent/close Within
19	Is the site located within or close to an area designated for cultural heritage importance?		No Adjacent/close Within
20	Is the site within or adjacent to a Conservation Area?		No Adjacent/close Within
21	Are there any Listed Buildings within or adjacent to the site?		No Adjacent/close Within
22	Are there any Scheduled Ancient Monuments within or		No

⁷ This appraisal will be undertaken for sites which are considered suitable for inclusion in the Plan only.

	Criterion	Commentary	Assessment Criteria
	adjacent to the site?		Adjacent/close Within
23	Is the site located within or adjacent to an area prone to flood risk?		No Adjacent/close Within
24	If the site is within or adjacent to an area prone to flooding is the risk acceptable, having regards to vulnerability of the development proposed.		Yes Yes, with mitigation measures No
25	Do the topographical characteristics of the site present an obstacle to development?		No Yes but can be mitigated Yes significant to prevent development
26	Would development of the site have a detrimental impact on the character of the Centre or locality?		No Yes but can be mitigated Yes significant enough to prevent development
27	Is there evidence that the site could consist of potentially contaminated land?		No Yes, but capable of remediation Yes and unlikely to be capable of remediation
28	Is the site within a minerals safeguarding zone?		No Yes but can be mitigated Yes
29	Is the land likely to be adversely affected by stability issues?		No Yes but capable of mitigation Yes

Overall Assessment

Recommendation

Appendix E – Existing LDP Allocations to be Re-Assessed

Ref	Centre	Site Name	Size/Number of Units	Proposed Use (Current Local Development Plan)
MA776	Broad Haven	North-East Marine Road	35	Mixed housing, employment and community use
HA382	Dale	Castle Way	12	Housing
HA387	Dinas Cross	Opposite Bay View Terrace	12	Housing
HA732	Herbrandston	East of Herbrandston Hall	12	Housing
HA730	Jameston	Opposite Bush Terrace	35	Housing
HA821	Jameston	Green Grove	5	Housing
HA559	Lawrenny	Adj Home Farm	30	Housing
HA848	Manorbier Station	Field opp Manorbier VC School	19	Housing
HA895	Manorbier Station	Part of Buttylands	15	Housing
HA813	New Hedges	Rear of Cross Park	31	Housing
HA825	Newport	North of Feidr Eglwys	20	Housing
HA232	Newport	Adj to Business Park	5	Mixed live/work units
HA384	Solva	Adj Bro Dawel	18	Housing
HA792	Solva	Bank House	12	Housing
HA737	St Davids	West Glasfryn Road	90	Housing
HA789	St Davids	Adj Ysgol Bro Dewi	10	Housing
MA733	St Ishmaels	Adj School	40	Mixed housing and education use
EA748	St Davids	South of St Davids Assemblies		Employment
MA746	St Davids	Between Millard Park and Glasfryn Road		Mixed employment/live-work units
HA377	Tenby	Bryn Hir	168	Housing
HA723	Tenby	Adj Cottage Hospital	10	Housing
HA724	Tenby	Rectory Car Park	50	Housing
HA727	Tenby	West Narberth Road	25	Housing
HA752	Tenby	Butts Field Car Park	80	Housing
HA760	Tenby	Reservoir Site	12	Housing
MA710	Tenby	Sergeant's Lane	5	Mixed commercial/housing
HA738	Trefin	North of Heol Crwys	15	Housing

This list represents those land allocations in the current Local Development Plan which **have not been developed** at the time of preparation of this document (July 2016). Some of the sites have planning permission. If development commences prior or during the call for Candidate Sites, they will be assessed appropriately, particularly taking into consideration of the development being completed within a timescale compatible with the Plan.

Appendix F: Plan Stages

We are here



Stage	Main purpose
Review Report	<ul style="list-style-type: none"> Identifies the parts of the Local Development Plan that need to be revised. Publish background papers (evidence base) in support.
Delivery Agreement	<ul style="list-style-type: none"> Timetable for producing the replacement Local Development Plan. Community Involvement Scheme outlining the principles of community engagement.
Candidate Sites	<ul style="list-style-type: none"> Publish criteria for site selection. Invite site submissions.
Preferred Strategy	<ul style="list-style-type: none"> Set out the key strategic policies for the Local Development Plan Identify sites which fit with the Strategy
Deposit Plan	<ul style="list-style-type: none"> Prepare and publish the detailed policies and proposals map.
Submission	<ul style="list-style-type: none"> Submit the Plan and supporting evidence to the Planning Inspectorate.
Examination	<ul style="list-style-type: none"> An independent Inspector assesses the soundness of the Plan.
Adoption	<ul style="list-style-type: none"> The Authority adopts the Plan and uses it in making planning decisions.

Local Development Plan Replacement Plan
Candidate Site Submission Form

Please use this form to provide details of the **Candidate Site** you are proposing for inclusion within the replacement Pembrokeshire Coast National Park Local Development Plan.

You may download and photocopy this form or obtain copies from the National Park Authority Offices at Llanion Park. Please complete the form in black text or ink and clear writing. Any continuation sheets or additional documentation should be securely attached and referenced.

The submission period commences ***** and representation must be received by the deadline of *****. Submissions received after this date will not be considered. Submissions may be forwarded by post, fax or electronically, as detailed below.

By providing as much information as possible it will help the Authority in processing and assessing your Candidate Site. **The submission of a site does not imply that it will be accepted and allocated for development by the Authority.**

If you have any queries relating to the submission form or consultation arrangements, please contact devplans@pembrokeshirecoast.org.uk or call the Authority on 01646 624800 and ask to speak to the Development Plan staff.

Please note – **ALL** candidate site submissions will be available for public inspection in the form of a Candidate Site Register and cannot therefore be treated as confidential.

Please read the accompanying **Guidance Notes** to assist with completing your form(s).

Please return this form by *** to:**

Park Direction Service
Pembrokeshire Coast National Park
Authority
Llanion Park
Pembroke Dock
Pembrokeshire
SA72 6DY

devplans@pembrokeshirecoast.org.uk
Fax: 01646 689 076

For office use only:	
Date of receipt:	Date acknowledged:
Community:	Centre:
Site ref:	Officer:

Personal Details	
Contact Details – Proposer	Agent Details (if applicable)
Title: First Name:	Title: First Name:
Last Name:	Last Name:
Organisation (if applicable)	Company/Organisation (if applicable)
Address:	Address:
Postcode:	Postcode:
Telephone:	Telephone:
Fax:	Fax:
Email:	Email:
Send correspondence to: (Please circle one or both)	Proposer Agent
Preferred means of contact: (Please circle preference)	Post Email

Site Details (See Section 1 of the Guidance Notes)
Site Address/Location/Postcode:
Grid reference (if known):
Proposed use of site eg Housing, exception site for affordable housing – number of units, Employment/Commercial – floorspace area, community or mixed use. If other please state:

Please note that submissions must be accompanied by a plan clearly identifying the exact location of the site and its boundaries.

Land Use/Planning History (See section 2 of the Guidance Notes)
1. Existing or previous use of the site:

2. Are there any buildings on the site?	YES	NO
3. If yes, are the buildings in use or are they vacant? <i>(If yes, please provide details).</i>		
4. Has the site previously been submitted for consideration in the Local Development Plan? <i>(If yes, please provide details)</i>		
5. Has the site been the subject of any planning applications? <i>(If yes, please provide details and reference numbers, if known)</i>		
6. Please add any additional comments relating to the use of the site:		

Site Ownership		
7. Are you the sole owner of the site? <i>(Please circle or highlight)</i>	YES	NO
8. If not, what is your interest in the site?		
9. Has the landowner(s) been contacted? Please give details of (other) owners.		
10. Do you control or have an interest in any land adjoining the site? <i>(Please circle)</i>	YES	NO
11. If yes, please explain the interest and identify the extent on an Ordnance Survey Plan (Blue Line)		
12. Are there any restrictive covenants on the site? <i>(Please circle or highlight)</i>	YES	NO

13. If yes, please give brief details or attach any support documentation:

14. Please provide any additional comments relating to site ownership/interest:

Accessibility (See section 3 of the Guidance Notes)

15. Is the site accessible from the existing public (adopted) highway? **YES** **NO**
(Please circle or highlight)

IF A NEW ACCESS IS PROPOSED, PLEASE INDICATE CLEARLY ON A PLAN.

16. Where is the nearest commercial facility (shop, post office etc) and how far is it from the site?

17. Where is the nearest public transport stop, and how far is it from the site?

18. Where is the nearest useable open space and how far is it from the site?

19. Are there any other community facilities in the area? **YES** **NO**
(Please circle or highlight)

20. If yes, please provide details:

21. Do any public rights of way cross or adjoin the site? **YES** **NO**
(Please circle or highlight)

22. If yes, please provide details:

23. Would development of the site encourage walking and cycling? **YES** **NO**
(Please circle or highlight)

24. If yes, please explain how:

25. Please provide any additional comments relating to the accessibility of the site:

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Environment (See section 4 of the Guidance Notes)		
26. Is the site previously developed (brownfield) or is it a greenfield site? <i>(Please circle or highlight)</i>	BROWNFIELD	GREENFIELD
27. If brownfield, please state the current/previous use:		
28. Does the site contain or is it close to a watercourse or pond? <i>(Please circle or highlight)</i>	YES	NO
29. If yes, please give details and/or distance from the site.		
30. Is the site located in an area of flood risk? <i>(Please circle or highlight)</i>	YES	NO
31. If yes, what category of flood risk (as defined in TAN)? <i>(Please circle or highlight)</i>	ZONE A	ZONE B
	ZONE C1	ZONE C2
32. Has the site ever flooded? <i>(Please circle or highlight)</i>	YES	NO
33. If yes, please give details of frequency and extent:		
34. Are there any landscape, wildlife, historic or archaeological features or designations affecting the site? <i>(Please circle or highlight)</i>	YES	NO
35. If yes, please give details and explain how features within the site could be retained or enhanced:		
36. Are there any views into, out of, or through the site that should be retained? <i>(Please circle or highlight)</i>	YES	NO
37. If yes, please provide details:		
38. If there a possibility that the site could be contaminated? <i>(Please circle or highlight)</i>	YES	NO
39. If yes, please give details:		
40. Would the development of the site result in the loss of Grades 1, 2 or 3a agricultural land? <i>(Please circle or highlight)</i>	YES	NO

41. If yes, please give the Agricultural Land Classification of the site:		
42. Would development of the site lead to the loss of any trees or hedgerows? <i>(Please circle or highlight)</i>	YES	NO
43. If yes, please give details:		
44. Is there any history of subsidence on the site or in the locality? <i>(Please circle or highlight)</i>		
45. If yes, please give details:		

Infrastructure, Utilities and Deliverability <i>(See section 5 of the Guidance Notes)</i>		
46. Is the site within 100m of existing services ie. water supply, sewerage, electricity, gas and telecommunications? <i>(Please circle or highlight)</i>	YES	NO
47. If no, describe how access or these facilities will be obtained:		
48. Are you aware of any abnormal costs that would affect the deliverability or viability of the site? <i>(Please circle or highlight)</i>	YES	NO
49. If yes, please give details:		
50. How and when do you intend to bring the site forward for development?		
51. Any additional comments relating to infrastructure, utilities and deliverability?		

Site Sustainability <i>(See section 6 of the Guidance Notes)</i>		
52. How would the proposed use result in a sustainable form of development and logical extension to a defined Centre?		

53. Any additional comments relating to site sustainability?

Community Issues (See section 7 of the Guidance Notes)

54. Has the development of the site been discussed with the Town/Community Council?
(Please circle or highlight) **YES** **NO**

55. If yes, please give details:

56. Would development of the site result in the loss of any community facilities?
(Please circle or highlight) **YES** **NO**

57. If yes, please give details:

58. How will the development of the site benefit the community? (eg. provision of affordable housing, providing a facility or service etc)

59. Any additional comments relating to community issues:

Other comments

60. If you have any further comments to make in support of the proposed site, please set them out here and/or securely append additional sheets or other evidence:

Future Stages

61. Do you wish to be kept informed regarding future stages of the Plan's preparation?

(Please circle or highlight)

YES

NO

62. Do you wish to correspond in English or Welsh?

(Please circle or highlight)

ENGLISH

WELSH

Signed:

Date:

Candidate Site Submission Form Guidance Notes

Introduction

- A. Pembrokeshire Coast National Park Authority is revising of its Local Development Plan. It will update planning policies and proposals to guide development in the National Park up to 2031 and once adopted will replace the current Local Development Plan. As such, the revision will be important to many people, organisations and developers as it will set out the future framework for making decisions on planning applications.
- B. As part of evidence gathering to inform the revision of the plan, the Authority is inviting the public, landowners and developers to submit details of sites that they wish to be considered for any use or reuse. The sites identified are referred to as Candidate Sites and can be nominated for a particular land use including:
- Housing (including affordable housing)
 - Employment
 - Retail
 - Commercial
 - Leisure/recreation
 - Gypsy and Traveller accommodation
 - Mixed use proposals
- C. The Authority may also put forward sites for inclusion. Any such submissions will be assessed in the same way as all other site submissions. **Landowners of land already allocated in the current Plan (with or without planning permission) which has not yet been developed will need to complete this form to update the necessary information if they wish their land to be considered for re-allocation in the replacement Plan.**

Please note that this is part of an information gathering exercise and there is no commitment that all Candidate Sites will be taken forward into the Replacement Local Development Plan as they will need to meet the criteria based assessment. (See Candidate Sites Assessment Methodology Background Paper).

There is no charge from the National Park Authority for assessing Candidate Sites. (Please note that the Authority charges for photocopying and printed copies of documents that are available online. Charges from other bodies may apply).

Points to Note

- i. The information obtained will help to establish the availability of land and provide a starting point for assessing the site's suitability for the replacement Local Development Plan.
- ii. Revising the Local Development Plan is a new process. Land allocated in the current Local Development Plan (Adopted in 2010) will **not** automatically get carried over into the replacement Plan. Consequently these sites should also be submitted as Candidate Sites.
- iii. The Authority wishes to encourage as many Candidate Sites as it can during this early stage of the review. It is also vitally important, however, that submissions are made in a

robust manner in terms of supporting information. The submission form therefore is comprehensive in seeking information on the candidate site(s) being promoted. The provision of as much information as possible will assist the Authority in appraising and assessing the sites, although it is understood that it may not be possible to answer all the questions on the form. In instances where the Authority considers insufficient information has been submitted, further information may be requested. The submission of additional information will need to meet strict deadlines.

- iv. The potential for the sites that are allocated in the Replacement Local Development Plan to be delivered within the Plan period will be thoroughly scrutinised through the Examination process. Candidate Site submissions should be accompanied with accurate and credible evidence to demonstrate the landowner's/developer's intentions to develop the site, and sufficient data to allow a robust assessment to be made including affordable housing contributions, community infrastructure and that the development is financially viable.
- v. Ordnance Survey plans can be purchased on-line via the Welsh version of the Planning Portal Wales website or Ordnance Survey website or from other sources including bookshops. Also, existing LDP maps can be used and are available to download from the Authority's website.
<http://www.pembrokeshirecoast.org.uk/default.asp?PID=546>
- vi. Sites will be listed in a **Candidate Sites Register** and published alongside the Preferred Strategy (Spring 2017). This will include details of the site location, proximity to local services, accessibility, provision of infrastructure and whether or not the site complies with the draft Preferred Strategy of the Plan.
- vii. Further details will be added to the Register at the Deposit stage of the Plan (Spring 2018) recording the case submitted by the proposer of the site and any objector cases for deletion, along with the Authority's reaction.

Completing the Form

- D. Please complete **all** questions if possible. Where insufficient information has been submitted, the Authority may request that it be provided in order to properly consider the site. It will be important to ensure that this is done within the required time-frames. **Deadline for submission is xyz via post or by email to xyz.**

Section 1

Site Details - What to include in your submission

- E. The minimum information required for each submission to be considered must include:
- A completed Candidate Site submission form. A new form must be completed for each separate site submitted.
 - An up to date plan of the site (preferably on an OS base, scale 1:1250 or 1:2500) with the site edged with a **RED** line and a **BLUE** line drawn around any immediately adjoining land in the same ownership.
 - Any additional information relevant to the site that would be useful in considering its suitability for development.
 - Site size – in line with the approach taken in the existing Local Development Plan and in

Joint Housing Land Availability Studies land will be allocated for sites of 5 or more residential units. This roughly equates to 0.15 hectares (0.37 acres) in size. Sites which are unlikely to accommodate 5 or more houses will not be carried forward as candidate sites into the next stage of assessment. In order to determine site capacity all sites will be assessed based on an indicative density of 30 houses per hectare. Sites which fall below this threshold may be considered as part of a Centre boundary review to determine if they are suitable for inclusion within the Centre boundary.

- Site size for proposals other than housing should be a minimum of 0.15ha. Sites over 2ha are generally not considered appropriate within the National Park although they will be assessed if submitted.
- Candidate Sites proposed for community use but not under community ownership should be supported with evidence as to probability, e.g. how likely is it that the landowner will sell or release the land or is the necessary funding available or been promised.

General Information

1. **National Park Designation** – The National Park Purposes are set out in the 1995 Environment Act and are fundamental to the work done by the National Park Authority and other bodies working in the National Park. The Purposes are:

- **Conservation and enhancement** ‘to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks’.
- **Understanding and enjoyment** ‘to promote opportunities for the understanding and enjoyment of the special qualities [of the Parks] by the public.’

These are underpinned by the Sandford Principle which asserts the primacy of the first Purpose over the second in cases of irreconcilable conflict. Reflecting that National Parks are living landscapes with a resident population, there is also a **duty** in taking forward the Park Purposes to: ‘foster the economic and social well-being of local communities, within the National Park’. This duty should be fulfilled in the pursuit of National Park Purposes.

See the National Park Management Plan -
<http://www.pembrokeshirecoast.org.uk/default.asp?PID=196>

Supplementary Planning Guidance produced by the National Park Authority relating to landscape matters may also assist -
<http://www.pembrokeshirecoast.org.uk/default.asp?PID=250>

2. **Special qualities** – these are the characteristics and features of the National Park which individually or in combination contribute to making this National Park unique. For further information please see the National Park Management Plan
[http://www.pembrokeshirecoast.org.uk/Files/files/Management%20Plan/Final%20Management%20Plan%202015-19/National%20Park%20Management%20Plan%202015-2019%20\(Eng\)%20www.pdf](http://www.pembrokeshirecoast.org.uk/Files/files/Management%20Plan/Final%20Management%20Plan%202015-19/National%20Park%20Management%20Plan%202015-2019%20(Eng)%20www.pdf)

Also Policy 8 of the current Local Development Plan:
<http://www.pembrokeshirecoast.org.uk/Files/Files/Dev%20Plans/LDPTextEng/LDP4A.pdf#start>

3. **Rural Exception Sites and Affordable Housing** – for further information please see the

Authority's Supplementary Planning Guidance on Affordable Housing:
<http://www.pembrokeshirecoast.org.uk/default.asp?PID=666>

Also Section 9.2 of Planning Policy Wales (Edition 8, January 2016) published by the Welsh Government:

<http://gov.wales/docs/desh/publications/160104ppw-chapter-9-en.pdf>

And Technical Advice Note 2 (2006) also published by the Welsh Government:

<http://gov.wales/topics/planning/policy/tans/tan2/?lang=en>

Section 2: Land Use/Planning

4. **Existing Buildings** – if the building is not being used it would be helpful to provide brief details about its state of repair – is it a ruin, does it have a roof, could it be used in its current state etc.
5. **Planning permission** – details of planning applications can be sought from the Authority. Please contact the Development Plans team by ringing the main Office at Pembroke Dock or email devplans@pembrokeshirecoast.org.uk

Section 3: Accessibility

6. **Rights of Way** – the definitive public rights of way map is available on Pembrokeshire County Council's website –
http://www.pembrokeshire.gov.uk/content.asp?nav=1626,109,139&parent_directory_id=646&id=26774&textonly=true
7. **Open Space** – many open spaces are shown on the proposals map of the existing Local Development Plan. (*Please note that not all of the open spaces shown are available for public use at all times*).
<http://www.pembrokeshirecoast.org.uk/Files/files/Mapping/Pages/LDPMMap.html>

Also consider open access land, beaches or other areas where the public generally has access.

8. **Community Facilities** – these can include for example: convenience shop, post office, sports ground, primary school, pub, community hall, place of worship, letter box.
9. **Public Transport** – details of bus and train routes and regular stops are available from Pembrokeshire County Council's website –
<http://www.pembrokeshire.gov.uk/content.asp?nav=838,1629>

Section 4: Environment

10. **Brownfield/Greenfield Sites** – information about what is defined as previously developed (or brownfield) land can be found in Planning Policy Wales; Figure 4A (page 70) -
<http://gov.wales/docs/desh/publications/160104ppw-chapter-4-en.pdf>
11. **Development and Flood Risk – Technical Advice Note 15 (TAN15)** – this document is published by the Welsh Government and can be found on their website -
<http://gov.wales/topics/planning/policy/tans/tan15/?lang=en>

Also see the Welsh Government Development Advice Maps which show flood risk areas – <http://data.wales.gov.uk/apps/floodmapping/>

Refer also to the relevant Shoreline Management Plan for the area:

- West of Wales Shoreline Management Plan (for the area from St Anne's Head to Poppit)

http://www.westofwalesmp.org/content.asp?nav=23&parent_directory_id=10

- South Wales Shoreline Management Plan (for the area from St Anne's Head to Pendine)

<http://www.southwalescoast.org/content.asp?id=58>

These documents identify existing and future flooding potential for sections of the coastline, taking into account predicted climate change and sea level rise.

12. **Landscape designations** – these can include – Heritage Coast, Conservation Areas, Historic Parks and Gardens, Historic Landscape Areas (see also point 13 below).
<https://naturalresources.wales/conservation-biodiversity-and-wildlife/find-protected-areas-of-land-and-seas/?lang=en>

The following documents may also be useful which are available on the National Park Authority's website –

- Landscape Character Assessment (June 2011)
- Settlement Capacity Study (December 2007) with 2008 updates.

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=249>

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=614>

13. **Designated sites** – these can include – Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest, National Nature Reserves, Marine Nature Reserves, Local Nature Reserves, Ramsar Sites, Geological Conservation Review Sites. Further information should be sought from Natural Resources Wales.
(<https://naturalresources.wales/conservation-biodiversity-and-wildlife/find-protected-areas-of-land-and-seas/?lang=en>)

14. **Historic/Archaeological Designations** – these include Historic Landscapes (included on the Historic Landscapes in Wales and Register of Historic Parks and Gardens in Wales), Scheduled Ancient Monuments and Listed Buildings. Further information can be sought from Dyfed Archaeological Trust.
<http://www.dyfedarchaeology.org.uk/>
Also see Cadw - <http://cadw.gov.wales/?lang=en>
And Historic Landscapes, Parks and Gardens -
<http://cadw.gov.wales/historicenvironment/protection/historiclandscapes/?lang=en>

15. **Views** – detail locations where the site can be seen from; whether it is visible in long-distance views or from particular view-points such as the Coast Path or higher vantage points. Also existing views into or through the site which feature particular defining characteristics or important features.

16. **Contamination** – the following website provides information about contaminated sites –
<https://www.gov.uk/contaminated-land/overview>
Please note that sites can be contaminated from uses or previous uses on the land or on land adjacent to the site.

17. **Agricultural Land Classification** – for further information see the Welsh Government's website:

<http://gov.wales/topics/environmentcountryside/farmingandcountryside/agricultural-land-classification/?lang=en>

Section 5: Infrastructure, Utilities and Deliverability

18. **Infrastructure and Services** - you will need to contact the utility providers –
- Water and Sewerage – Dwr Cymru/ Welsh Water operate a pre-planning service. Please note that Dwr Cymru/Welsh Water charge a fee of £155 for this service. Details can be found at:
<http://www.dwrcymru.com/en/Developer-Services/Pre-Planning.aspx>
 - Electricity – Western Power <https://www.westernpower.co.uk/>
 - Gas – National Grid <http://www2.nationalgrid.com/uk/>
 - Telecommunications – British Telecommunications or other providers
12. **Site Access** – If the site is accessed directly from a Trunk Road then you will need to contact the Trunk Road agency - <http://www.southwales-tra.gov.uk/default.aspx?page=10982>
For other highway matters please contact the Engineering Development Control section of Pembrokeshire County Council.
13. **Deliverability** – this will be scrutinised thoroughly through the Examination process to ensure that sites allocated in the Replacement Plan are brought forward for development. Include here all information to show when the site can be delivered. Information which may assist the Authority to show commitment to developing the site includes contact with infrastructure providers such as Dwr Cymru/Welsh Water, the Highway Authority etc; whether any feasibility work has been undertaken; discussions with Housing Association for delivery of affordable housing etc. Details of market-testing, interested developers and investors would also be helpful.

Section 6: Site Sustainability

14. See Appendix 2 of the Scale and Local of Growth Background Paper to the Local Development Plan (1st Review) for a list of Centres –
<http://www.pembrokeshirecoast.org.uk/Files/files/Dev%20Plans/LDP2/background%20papers/Scale%20and%20Location%20of%20Growth%20Paper%20January%202016.pdf>
15. **Sustainability** – the Welsh Government has set out the national Planning Policy on Sustainability in Chapter 4 of Planning Policy Wales -
<http://gov.wales/docs/desh/publications/160104ppw-chapter-4-en.pdf>
In particular see section 4.7 of this chapter which relates to sustainable settlement strategy and locating new development.

Section 7: Community Issues

15. **Community Issues** – a list of contacts for Town and Community Councils is available from Pembrokeshire County Council's website -
http://www.pembrokeshire.gov.uk/content.asp?nav=101,1583&parent_directory_id=646

What Happens Next?

- Each site submission will be allocated a unique reference number.
- We will acknowledge receipt of each site you submit.
- The site details will be entered onto the **Candidate Site Register**.

Please note that submissions cannot be treated as confidential.




- Your details will be added to the Authority's Local Development Plan mailing list.
- We may contact you for more details or information about your site.
- We may wish to visit your site and will contact the landowner for permission to do so.
- Each site will be assessed and you will be notified of the outcome of that assessment as part of the Local Development Plan Preferred Strategy Consultation (estimated April/May 2017).

Closing Date for Submissions

For Candidate Sites to be considered as part of the Local Development Plan revision process the submission form and accompanying plan must be returned **DATE TO BE INSERTED**

Further Information & Contacts

For further assistance on the Candidate Sites process or the Local Development Plan Revision in general please

-  check out our website (PCNPA.org.uk)
-  email devplans@pembrokeshirecoast.org.uk or
-  contact the Park Direction team at the National Park Offices on 01646 624800.