

**PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY LOCAL  
DEVELOPMENT PLAN  
EXAMINATION**

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**Hearing Session 1: Plan Preparation and Strategy**

**Agenda**

*Key Issue: Is the Local Development Plan legally compliant, and is the LDP Strategy justified and likely to be effective in ensuring that development needs of the Pembrokeshire Coast National Park can be met throughout the Plan period in a way that contributes to the achievement of sustainable development?*

**1. Introduction**

**2. Opening Statement by the National Park Authority**

**3. Procedural Matters**

**4. Questions**

*Plan Preparation*

1. Has the Plan been prepared in accordance with the necessary procedural requirements?
  - a) Has the Plan been prepared in accordance with the Delivery Agreement, including the Community Involvement Scheme?
  - b) Has the Plan been subject to a robust Sustainability Appraisal, Strategic Environmental Assessment and Habitats Regulations Assessment/Appropriate Assessment?
  - c) Has the Plan been informed by a robust consideration of reasonable alternatives?
  - d) Has the Plan had regard to the requirements of the Well-being of Future Generations Act (Wales) 2015?
  - e) Has the Plan been subject to an Equality Impact Assessment?
  - f)
2. Does the Plan provide an accurate and consistent description of the Plan area?
  - a) Is the format of the Plan, particularly in relation to the numbering of strategic and non-strategic policies, referencing in policies and use of footnotes, clear and consistent?

*Vision, Objectives and Strategy*

3. Is the Plan's Vision sufficiently aspirational and locally specific to form the basis for planning to 2031?
  - a) Was the Vision reviewed as part of the replacement plan making process, and has it had regard to the NPA Management Plan and Single Integrated Plan?

4. Are the Plan's objectives SMART and capable of delivering on the identified Vision?
  - a) Were they reviewed as part of the replacement plan making process?
  - b) Should Objective E be amended to make reference to the need to sustain local communities?
  
5. Does the Plan's Strategy represent an appropriate approach for delivering, managing and distributing growth over the Plan period?
  - a) Should the Plan include a Key Diagram?
  - b) How has the Strategy been derived, was it reviewed as part of the replacement plan making process and is it based on robust evidence?
  - c) What are the key components of the Strategy and how do they interact?
  - d) Will the Strategy deliver the Vision and Objectives?
  - e) How have the spatial and growth elements of the Strategy been derived, and should they be expressed in specific strategy policies?
  - f) Does the Strategy represent a sustainable approach to planning, over the plan period, and does it effectively link transportation, employment and residential growth?
  - g) Has the Strategy been informed by the findings of the local housing market assessments?
  - h) Does the Strategy maximise the use of previously developed land? and adopt the sequential approach to the release of land as set out in Planning Policy Wales?
  - i) Is the Strategy and policy framework consistent with national policy relating to Flood Risk?
  
6. Is the Plan's Strategy consistent/compatible the following plans and strategies?
  - a) The Wales Spatial Plan and other national policy?
  - b) Regional plans and strategies?
  - c) The plans/strategies of neighbouring authorities? and
  - d) 11Does the Plan reflect the strategies and proposals of infrastructure providers?
  
7. How has the Settlement Hierarchy been derived, and is it based on robust evidence?
  - a) Has the Settlement Hierarchy been reviewed as part of the replacement plan making process?
  - b) Is the structure of the Settlement Hierarchy locally distinct?
  - c) Are the requirements of Policy 2 clear, does it provide an appropriate framework for new development in Tenby Local Service and Tourism Centre, and should it make reference to the suggested need for a marina and the enhancement of St Catharine's Island?
  - d) Is Policy 3 clear and does it provide an appropriate framework for managing development in Newport?
  - e) Do the requirements of Policy 5 provide a clear and appropriate mechanism for managing development in St Davids Local Centre?
  - f) Are the requirements of Policy 6 clear, does it provide an appropriate framework for managing development in rural areas, and should the requirements of the first sentence of paragraph 4.46 be included in the Policy?

g) Are the requirements of Policy 7 clear and does it provide an appropriate framework for managing development in the Countryside?

8. Is the approach to site selection sufficiently clear and transparent, and is it founded on a robust evidence base?

a) Are the allocated sites based on a robust site assessment methodology that takes into account all potential constraints?

b) Have all infrastructure requirements been considered to ensure the timely deliverability of allocated sites?

9. Will the requirements of the Flood and Water Management Act 2010, in respect of sustainable drainage systems have an impact on the development capacity, viability and/ or deliverability of allocated sites?

10. Will the Plan be supported by Supplementary Planning Guidance?

## **5. Any Other Business**

NKG  
06/19