

Focussed Changes Proposed

**To the Deposit Local Development Plan 2 for the
Pembrokeshire Coast National Park**

November 2018

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.										
1.	Page 4 Contents Page	No Rep Ref Typographical error.	<p>6. GLOSSARY OF TERMS 1</p> <p>APPENDIX 1 LAND WITH PLANNING PERMISSION OR DEVELOPMENT CONSENT ORDER 1</p> <p>Key Diagram – see separate document Proposals Map Proposals Map – see separate document</p>	None. Typographical error.										
2.	Page 11 Key Diagram Proposals Map And Constraints Map	1569/132 Welsh Government	<p>1.24 The designations that are shown on the Proposals Map are:</p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Topic</th> </tr> </thead> <tbody> <tr> <td>Paragraph 4.99</td> <td>Neighbouring Planning Authority</td> </tr> <tr> <td>Policy 48</td> <td>Direction of Future Growth</td> </tr> <tr> <td>Appendix 1</td> <td>Land with planning permission as at April 2017 (threshold applied)</td> </tr> <tr> <td>Paragraph 4.24</td> <td>Centre Boundary</td> </tr> </tbody> </table>	Reference	Topic	Paragraph 4.99	Neighbouring Planning Authority	Policy 48	Direction of Future Growth	Appendix 1	Land with planning permission as at April 2017 (threshold applied)	Paragraph 4.24	Centre Boundary	None. Issue for future Plan preparation.
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Paragraph 4.99	Neighbouring Planning Authority													
Policy 48	Direction of Future Growth													
Appendix 1	Land with planning permission as at April 2017 (threshold applied)													
Paragraph 4.24	Centre Boundary													
3.	Page 25 Spatial Strategy Paragraph 4.17	No Rep Ref Typographical error.	<p>4.17 The main spatial elements of the strategy are shown in the Key Diagram - see attached Proposals Map. This element of the strategy should be read within the context of the wider strategy in particular the overarching Policy 1 which deals with the National Park purposes and duty.</p>	None. Typographical error.										
4.	Page 32 St Davids by 2031 Paragraph 4.40	290/26 St Davids City Council	<p>4.40 St Davids by 2031: The future for St Davids by the end of the Local Development Plan period will see it having had new housing developed in the town City including an element of affordable housing. Significant cultural investment has taken place with the Cathedral Cloisters project and the Landscape Gallery Oriol y Parc. Community and retail facilities are</p>	None. Typographical error.										
5.	Page 37 Policy 7 Countryside criterion d)	No Rep Ref Typographical error.	<p>d) it constitutes the conversion of appropriate buildings to a range of uses with market housing being given priority in residential conversions (see Policy 41). Conversion must not result in an unacceptable adverse effect⁶⁴ upon the structure, form, character or setting of the building. The conversion of buildings</p>	None. Typographical error.										

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6.	Page 48 Welsh Language Paragraph 4.80	1569/53 Welsh Government	<table border="1" data-bbox="1059 233 1727 576"> <tr> <td>Crymych</td> <td>Llanrhian</td> <td>Newport</td> </tr> <tr> <td>Cwm Gwaun</td> <td>Llawhaden</td> <td>Pencaer</td> </tr> <tr> <td>Dinas Cross</td> <td>Maenclochog</td> <td>Puncheston</td> </tr> <tr> <td>Eglwysrwr</td> <td>Mathry</td> <td>Solva</td> </tr> <tr> <td>Fishguard and Goodwick</td> <td>Mynachlogddu</td> <td>St Davids</td> </tr> <tr> <td>Hayscastle</td> <td>Nevern</td> <td>St Dogmaels</td> </tr> </table> <p data-bbox="1066 624 1666 671">For the purposes of this policy these areas (as listed above) are known as 'Welsh language-sensitive areas'.</p> <p data-bbox="1005 695 1718 719">4.81 Government advice on Welsh language issues is set out in Technical</p>	Crymych	Llanrhian	Newport	Cwm Gwaun	Llawhaden	Pencaer	Dinas Cross	Maenclochog	Puncheston	Eglwysrwr	Mathry	Solva	Fishguard and Goodwick	Mynachlogddu	St Davids	Hayscastle	Nevern	St Dogmaels	None. Provides a list of Community councils shown on the Proposals Map. No change in policy approach.
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7.	Page 51 Policy 15 reasoned justification, paragraph 4.91	3511/54 Planning sub-committee of Tenby Civic Society	<p data-bbox="965 735 1536 759">4.91 The following criteria will be used for selection:</p> <ul style="list-style-type: none"> <li data-bbox="1032 791 1738 815">a) degree to which the building remains in its original integrity; <li data-bbox="1032 823 1749 847">b) quality of the individual building's architecture and its setting; <li data-bbox="1032 855 1688 879">c) position and influence on the townscape or landscape; <li data-bbox="1032 887 1644 911">d) association with an important local figure or event. 	None. Amendment to the reasoned justification.																		

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8.	Page 74 Climate Change, Sustainable Design, Renewable Energy, Flooding Paragraph 4.158	1670/80 Natural Resources Wales	<p>to accept the need to adapt to climate change and to deal with the consequences of climate change in a more forward thinking way, not for just the immediate Local Development Plan period. <u>The strategy takes account of the Environment (Wales) Act 2016 and specifically the Act's provisions for resilient ecosystems and sustainable management of natural resources. The principles of managing adaptively, taking account of the short, medium and long term consequences of actions, and taking action to prevent significant damage to ecosystems, in particular, apply.</u></p> <p>4.159 At the end of the Local Development Plan period new development will be more sustainable in design. The Park will have a series of community based renewable energy projects as well as individual</p>	None. Contextual information.
9.	Page 78 Policy 33 Surface Water Drainage – new paragraph below the policy and an updated footnote 120.	2708/86 Pembrokeshire County Council	<p><u>New para: Sustainable drainage systems (SuDS) are a mandatory requirement¹²⁰ for new developments. Since 7th January 2019:</u></p> <ul style="list-style-type: none"> <u>• All new developments of more than 1 house or where the construction area is 100m² or more, will require SuDS for managing surface water.</u> <u>• Drainage systems for all new developments must be designed and built in accordance with statutory SuDS standards.</u> <u>• Pembrokeshire County Council will become the SuDS approving body (SAB).</u> <u>• SuDS schemes must be approved by Pembrokeshire County Council before construction work begins. The Council will have a duty to adopt compliant SuDS so long as it is built and functions in accordance with the approved proposals.</u> 	None. Sets out changes to procedural requirements for sustainable drainage.

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			120. Pembrokeshire County Council is the lead local flood authority for advising on surface water disposal for all new development and issuing Flood Defence Consent for works on non-main rivers. Set out in Schedule 3 to the Flood and Water Management Act 2010.	
10.	Page 108 Past Delivery Rates Paragraph 4.262	2025/134 Home Builders Federation	4.262 The table below provides a summary of potential requirements depending on various completion rates. A 10% contingency in line with Welsh Government advice is also included.	None. Inaccurate reference to Welsh Government.
11.	Page 109 Past Delivery Rates Tenby Paragraph 4.266	2078/135 Pembrokeshire County Council	4.266 Tenby (Tier 2): Historically Tenby's completion figures have benefitted from opportunities to convert and redevelop existing sites and buildings within the town itself. The majority of sites that have been allocated in previous development plans in Tenby have however not progressed (see Joint Housing Land Availability Report 2016). They were potentially substantial contributors to the land supply. Although it would be preferable to make most provision in this Town, given its level of affordable housing need and the ability of the market to support affordable housing development, ¹⁵² it is now constrained by lack of developable land, sea to the south, a tight National Park boundary and landscape setting. The candidate site process did not identify any new sites. The provision is predominantly based on two sites that will remain as allocations in Local Development Plan 1 until replaced by Local Development Plan 2. The assumption is that such an action will provide the impetus to bring these sites forward. The owners have advised of their intention to bring the sites forward.	None. Sites are not part of the Local Development Plan 2 housing provision.
12.	Page 109, Past Delivery Rates St Davids Paragraph 4.267	None Typographical error	4.267 St Davids (Tier 3): The rate of development in the City has been constrained in recent times due to difficulties in bringing forward the Glasfryn Lane allocation in Local Development Plan 1, a substantial allocation in size. It is anticipated that this site will come forward during the Plan period.	None Typographical error

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13.	Page 109, Past Delivery Rates Newport Paragraph 4.268	None Typographical error	4.268 Newport (Tier 3) : Historically Newport has also been constrained with few sites remaining when development plans are finally adopted. The future looks more positive with the anticipated progression of the Feidyr Eglwys site from Local Development Plan 1 and the identification of suitable sites by the Authority for allocation.	None Typographical error
14.	Page 109, Past Delivery Rates Saundersfoot Paragraph 4.269	1569/129 Welsh Government	4.269 Saundersfoot (Tier 3) Allocations for the Plan are unlikely to return Saundersfoot to more historic rates of completion (19 per annum late 1980s to mid 1990s). Large new sites are likely to need a lead in time before development commences and are likely to be developed out beyond the Local Development Plan 2 period.	None. Amendments to the Housing Trajectory for sites development to reflect the owners' intentions to bring the sites forward during the Plan period. The total numbers allocated have been subject to assessment for impacts.

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15.	Page 111 to 113 Components of Land Supply Table 5 and 6	1569/123,127,128 ,129,130,131 Welsh Government	<p>4.279 The base date for the Plan is April 2015.</p> <p>4.280 The table below identifies the components of land supply.</p> <p>4.281 The Authority has relied on the Joint Housing Land Availability Study 2018 regarding the likelihood of sites of 5 or more dwellings coming forward in the period 2018 to 2023. The supply comprises of sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in the adopted local development plan, categorised as prescribed in Technical Advice Note 1.¹⁵³ This study influences the figures provided in the table below. In the table:</p> <ul style="list-style-type: none"> ▪ A: sets out total completions for small and large sites between April 2015 and April 2018. ▪ B: A figure is not included for under construction. ▪ C: Units with planning permission 1st April 2018: The figure provides a figure for planning permissions as at 1st April 2016. The figure is discounted to take account of reflects the likelihood that all land with planning permission may sites will not be delivered. This relates primarily to issues known regarding some larger sites with permission (sites of 5 or more units). The overall result is a discount of 25%. See Appendix 2 of the Housing Background Paper for more information on expectations from individual sites. ▪ D: The figures identify sites of 5 or more dwellings which are toned as allocations on the Proposals Map and are listed under Policy 48. Sites with the benefit of planning permission as at 1st April 2018 are included in Row C. 30 Dwellings per hectare 	<p>Amendments reflect the manner in which housing provision figures are calculated and also including more up to date information. The quantum of development proposed in the Plan remains unchanged.</p> <p>SA Response: Minor positive effect to SA objective 8. This change concerns the calculation of the number of affordable houses and does not reflect a wider policy change in this regard. No further assessment needed.</p> <p>EIA Response: This change concerns the calculation of the number of affordable houses and does not reflect a wider policy change in this regard. The amendments suggests the potential to increase proportion of affordable housing provision which would have a positive impact on sustaining communities. This could have a positive</p>

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			<p>density is used unless there is more up to date information available such as an advanced pre application or a planning permission in place post April 2016 or if the site has been assessed for the previous Local Development Plan and there is information on the estimated number of dwellings that are feasible on the site. Figures are estimates.</p> <ul style="list-style-type: none"> ▪ E: large windfall sites (5 or more unit sites): Reflects the completion rate on five or more unit windfall sites between <u>2009</u> and <u>2018</u>. The figures have been reduced by 40% for Tenby to reflect reduced opportunities over time as explained above under 'Past Delivery Rates'. – See Appendix 4 Housing Background Paper. ▪ F: small windfall sites (fewer than 5 unit sites): F is derived from the Joint Housing Land Availability Studies 2011 to <u>2018</u> small site completion figures and is distributed according to the number of households in each tier – <u>See Appendix 4 Housing Background Paper.</u> 	<p>impact in relation to protected characteristic of age, in particular young people. No further assessment needed.</p>

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			<p style="text-align: center;">Table 5 Components of Housing Land Supply</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Components of Housing Supply</th> <th>Tier 2 Tenby</th> <th>Tier 3 Crymych-St Davids Newport Saundersfoot</th> <th>Tier 4 Rural Centres</th> <th>Tier 5 Countryside</th> <th>TOTALS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Total completions (small and large) 01.04.15 – 31.03.16</td> <td style="text-align: center;">14</td> <td style="text-align: center;">5</td> <td style="text-align: center;">14</td> <td style="text-align: center;">13</td> <td style="text-align: center;">46</td> </tr> <tr> <td>G</td> <td>Units with planning permission 31.03.16</td> <td style="text-align: center;">42</td> <td style="text-align: center;">42</td> <td style="text-align: center;">47</td> <td style="text-align: center;">18</td> <td style="text-align: center;">149</td> </tr> <tr> <td>D</td> <td>Allocations</td> <td style="text-align: center;">0</td> <td style="text-align: center;">310</td> <td style="text-align: center;">192</td> <td style="text-align: center;">0</td> <td style="text-align: center;">502</td> </tr> <tr> <td>E</td> <td>Large windfall sites (+6) 15 years remaining</td> <td style="text-align: center;">80</td> <td style="text-align: center;">37</td> <td style="text-align: center;">5</td> <td style="text-align: center;">10</td> <td style="text-align: center;">132</td> </tr> <tr> <td>F</td> <td>Small windfall sites (-6) 15 years remaining</td> <td style="text-align: center;">69</td> <td style="text-align: center;">82</td> <td style="text-align: center;">95</td> <td style="text-align: center;">72</td> <td style="text-align: center;">318</td> </tr> <tr> <td>G</td> <td>Approximate housing provision</td> <td style="text-align: center;">205</td> <td style="text-align: center;">476</td> <td style="text-align: center;">353</td> <td style="text-align: center;">113</td> <td style="text-align: center;">1147</td> </tr> </tbody> </table>		Components of Housing Supply	Tier 2 Tenby	Tier 3 Crymych-St Davids Newport Saundersfoot	Tier 4 Rural Centres	Tier 5 Countryside	TOTALS	A	Total completions (small and large) 01.04.15 – 31.03.16	14	5	14	13	46	G	Units with planning permission 31.03.16	42	42	47	18	149	D	Allocations	0	310	192	0	502	E	Large windfall sites (+6) 15 years remaining	80	37	5	10	132	F	Small windfall sites (-6) 15 years remaining	69	82	95	72	318	G	Approximate housing provision	205	476	353	113	1147	
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			<p>4.283 A: a large number of affordable houses were under construction in 2015-2016 which will be reflected in completions figures for the year 2016-2017.</p> <p>4.284 Please note the percentage figures for affordable housing provision used to calculate Row D are set out in the Authority's Land Implementation Study December 2017 and are estimates. The small site contribution for affordable housing provision is extrapolated from the completion rate historically between 2008 and 2018.</p>	

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16.	Page 113 to 114 Policy 48 Housing Allocations	Welsh Government 1569/129 and updating of information.	<table border="1"> <thead> <tr> <th colspan="2">Policy 48</th> <th colspan="6">Housing Allocations</th> </tr> <tr> <th colspan="2"></th> <th colspan="6">The following sites are allocated for housing:</th> </tr> <tr> <th>Location Proposals</th> <th>Map ID</th> <th>Site Name</th> <th>Hectares</th> <th>Indicative Affordable Housing Requirement</th> <th>Estimate Market & Affordable (Allocation)</th> <th>Estimate Affordable Housing Figure (Allocation)</th> <th>Anticipated Delivery by 2031¹⁵⁶ (Affordable element in brackets)</th> </tr> </thead> <tbody> <tr> <td colspan="8">Newport</td> </tr> <tr> <td>HA1¹⁵⁷</td> <td></td> <td>North of Feidr Eglwys</td> <td>1.5</td> <td>40%</td> <td>35</td> <td>14</td> <td>35(14)</td> </tr> <tr> <td>HA2¹⁵⁸</td> <td></td> <td>Parrog Yard & Pottery Site</td> <td>0.24</td> <td>66%</td> <td>12</td> <td>8</td> <td>12(8)</td> </tr> <tr> <td>HA3</td> <td></td> <td>Land North of the Business Park</td> <td>0.5</td> <td>50%</td> <td>15</td> <td>8</td> <td>10(5)</td> </tr> <tr> <td colspan="8">Saundersfoot</td> </tr> <tr> <td>HA4</td> <td></td> <td>Land at Sandy Hill</td> <td>2.26</td> <td>4535%</td> <td>68</td> <td>3424</td> <td>68(24)</td> </tr> <tr> <td>HA5</td> <td></td> <td>North of Whitlow</td> <td>1.8</td> <td>4035%</td> <td>54</td> <td>2219</td> <td>54(19)</td> </tr> <tr> <td>HA6</td> <td></td> <td>Penny Farm</td> <td>1.13</td> <td>4540%</td> <td>36</td> <td>4614</td> <td>36(14)</td> </tr> <tr> <td colspan="8">St Davids</td> </tr> </tbody> </table>	Policy 48		Housing Allocations								The following sites are allocated for housing:						Location Proposals	Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Anticipated Delivery by 2031 ¹⁵⁶ (Affordable element in brackets)	Newport								HA1 ¹⁵⁷		North of Feidr Eglwys	1.5	40%	35	14	35(14)	HA2 ¹⁵⁸		Parrog Yard & Pottery Site	0.24	66%	12	8	12(8)	HA3		Land North of the Business Park	0.5	50%	15	8	10(5)	Saundersfoot								HA4		Land at Sandy Hill	2.26	4535%	68	3424	68(24)	HA5		North of Whitlow	1.8	4035%	54	2219	54(19)	HA6		Penny Farm	1.13	4540%	36	4614	36(14)	St Davids								<p>Amendments reflect more up to date information and sets out the expectations regarding delivery during the life of the Plan. The quantum of development proposed in the Plan remains unchanged. The amendments suggest the potential to increase proportion of affordable housing provision which would have a positive impact on sustaining communities.</p> <p>SA Response: Minor positive effect to SA objective 8 but does not constitute a significant effect. No further assessment required.</p> <p>EIA Response: This change concerns the calculation of the number of affordable houses and does not reflect a wider policy change in this regard. The amendments suggest the potential to increase proportion of</p>
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Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.
			<p>¹⁵⁴ A contingency allowance will allow sufficient flexibility for the non-delivery of sites and unforeseen issues. See Background Paper Appendix 3 and 4.</p> <p>¹⁵⁵ An estimated 960 new dwellings are delivered of which an estimated 250 are affordable units – see Policy 49</p> <p>¹⁵⁶ Taken from Appendix 2 of the Housing Background Paper</p> <p>¹⁵⁷ Figures reflect planning permission NP/15/0194</p> <p>¹⁵⁸ Figures reflect planning permission NP/17/0301</p>	<p>affordable housing provision which would have a positive impact on sustaining communities. This could have a positive impact in relation to protected characteristic of age, in particular young people. No further assessment needed.</p>

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed					Sustainability Appraisal etc.		
			Location Proposals	Map ID	Site Name	Hectares	Indicative Affordable Housing Requirement	Estimate Market & Affordable (Allocation)	Estimate Affordable Housing Figure (Allocation)	Anticipated Delivery by 2031 ^{15b} (Affordable element in brackets)
			HA7 ¹		West of Glasfryn Rd	3.34	20.54%	90	48.49	70(38)
			Broad Haven							
			HA8 ¹⁵⁹		South of Driftwood Close	0.66	40.35%	40.18	-4.9	18(6)
			HA9 ²		North East & South East of Marine Rd	3.14	40.34%	94.87	930	65(22)
			Jameston							
			HA10		Opposite Bush Terrace	1.69	29%	38	11	38(11)
			Lydstep							
			HA11		West of the Green	0.4	50%	10	5	10(5)
			Manorbier Station							
			HA12 ³		Field Opposite Manorbier VC School	0.63	91%	23	21	23(21)
			Square & Compass							
			HA13		Glasfryn Field	0.26	30%	7	2	4(1)
			HA14		Land adj to Bryngolau	0.33	30%	10	3	4(1)
			St Ishmaels							
			HA15 ¹⁶⁰		Adj to the School	0.74	25%	13	3	13(3)
			Trefin							
			HA16		Land off Cefn Gallod Trefin	0.35	30.25%	10	3	7(2)

Focussed Changes
Pembrokeshire Coast National Park Local Development Plan 2
November 2018

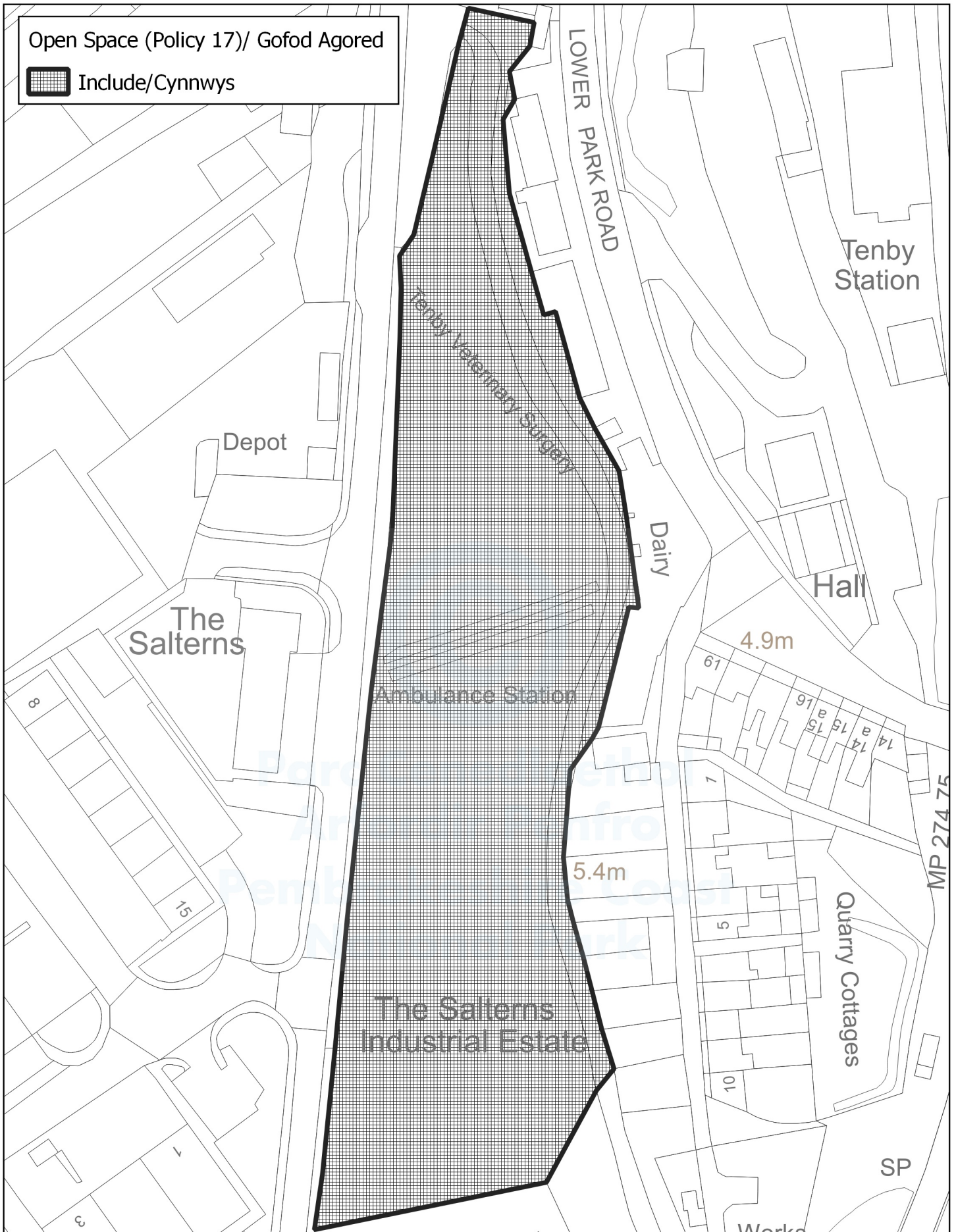
Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed	Sustainability Appraisal etc.									
			<p>4.285 In summary the main selection criteria for allocation are:</p> <p><u>*1 Add footnote NP/18/51 Resolution to grant planning permission subject to a S106 agreement includes 70 residential units in total which includes 38 affordable housing units.</u> ¹⁵⁹ Figures reflect planning permission NP/17/315</p> <p><u>*2 Add footnote: pre-application discussions/Local Development Plan viability information.</u></p> <p><u>*3 Add footnote NP/17/283 Reflects resolution to grant planning permission subject to a S106 agreement.</u></p> <p>¹⁶⁰ Figures reflect planning permission NP/16/0219</p>										
17.	Page 117 and Page 118 of the LDP Text and Proposals Map C19 and C35 HA5 North of Whitlow and HA11 West of the Green Future Growth Areas	1569/132 Welsh Government	<table border="1"> <tr> <td>HA5◆</td> <td>North of Whitlow</td> <td>Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map. Candidate Site Reference: 031A</td> </tr> <tr> <td></td> <td></td> <td>No comments</td> </tr> <tr> <td>HA11◆</td> <td>West of the Green</td> <td>Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map. Candidate Site Reference: 086A</td> </tr> </table>	HA5◆	North of Whitlow	Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map. Candidate Site Reference: 031A			No comments	HA11◆	West of the Green	Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map. Candidate Site Reference: 086A	None - the change relates to matters which will need to be considered when a review of Local Development Plan 2 is considered.
HA5◆	North of Whitlow	Land to the west of the site is highlighted for future growth, beyond 2031 on the Proposals Map. Candidate Site Reference: 031A											
		No comments											
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18.	Page 117 HA5 North of Whitlow	Various – see Main Issues Response in the Consultation Report to Saundersfoot regarding landscape and Environment matters	HA5 ♦	North of Whitlow	<p>A buffer between the woodland and the housing can be created through an appropriate site layout and the creation of a footpath around the perimeter of the wider site. This could link the existing public right of way to the western side of the site with the footway along the eastern side of the site, required by the Highway Authority.</p> <p>Candidate Site Reference: 031A</p>	SA Response: Minor positive effect against SA objectives 3, 3 and 14. No further assessment needed.	
19.	Page 117, HA10 Opposite Bay View Terrace, Jameston	3182/141 D Gammon 3468/160	<p><u>Jameston</u></p> <p>HA10 ♦</p>	Opposite Bush Terrace	<p>Planting to the south of the site would help to assimilate development on the skyline and reduce the obtrusive farm buildings nearby to the west. This requires a substantial planting belt with new <u>hedgebank</u> boundary features which would help preserve and enhance the character of the landscape. Landscaping and planting, sensitive</p>	<p>The change relates to applying the assessment of quality of agricultural land in line with national planning policy. The assessment will ensure that soil can continue to provide benefit.</p> <p>SA Response: Minor positive effect against SA objective 1. Constitutes the application of National Policy. No further assessment needed.</p>	

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20.	Page 118, HA14 Land adjacent to Bryngolau	Typographical error.	<table border="1"> <tr> <td>HA14 ♦</td> <td>Land adj to Bryngolau</td> <td> <p>Candidate Site Reference: 106</p> <p>A new hedgerow will be required to consolidate the rear boundary and contain development to the north. A public right of way runs along the western boundary from north to south. Any development will need to avoid causing unacceptable detrimental impacts to the amenity level of this existing public right of way.</p> <p>Candidate Site Reference: 106</p> </td> </tr> <tr> <td colspan="2">St Ishmaels</td> <td></td> </tr> </table>	HA14 ♦	Land adj to Bryngolau	<p>Candidate Site Reference: 106</p> <p>A new hedgerow will be required to consolidate the rear boundary and contain development to the north. A public right of way runs along the western boundary from north to south. Any development will need to avoid causing unacceptable detrimental impacts to the amenity level of this existing public right of way.</p> <p>Candidate Site Reference: 106</p>	St Ishmaels			None. Typographical error.
HA14 ♦	Land adj to Bryngolau	<p>Candidate Site Reference: 106</p> <p>A new hedgerow will be required to consolidate the rear boundary and contain development to the north. A public right of way runs along the western boundary from north to south. Any development will need to avoid causing unacceptable detrimental impacts to the amenity level of this existing public right of way.</p> <p>Candidate Site Reference: 106</p>								
St Ishmaels										
21.	Page 122, New paragraph under paragraph 4.291	1569/168 Welsh Government 2025/170 Home Builders Federation	<p>New Paragraph: A target of 250 affordable housing dwellings is identified for delivery over the Plan period taking account of the need for flexibility as per market housing provision and the need to negotiate proposals on a site by site basis.</p>	None. Clarification provided on the affordable housing target is provided.						
22.	Page 122 to 123 Table 9 Percentage of Affordable Housing for Housing Submarket Areas	2025/170 Home Builders Federation	<p>Table 9 Percentage of Affordable Housing for Housing Submarket Areas (include Table in Policy 49)</p>	None. The change moves the table into the Policy text.						

Change No.	Deposit Plan Ref.	Rep Ref - See for reason the change is proposed	Focussed Change Proposed					Sustainability Appraisal etc.														
23.	Page 122 to 123 Table 9 Percentage of Affordable Housing for Housing Submarket Areas St Brides Bay, Estuary Hinterland, North East National Park	2025/126 Home Builders Federation 2708/166 Pembrokeshire County Council 1569/16 Welsh Government	<table border="1"> <tr> <td data-bbox="824 228 969 427">St Brides Bay</td> <td data-bbox="974 228 1077 427">SA62 3 SA73 3</td> <td data-bbox="1081 228 1249 427">N/A</td> <td data-bbox="1254 228 1422 427">Little Haven Broad Haven Dale Marloes Nolton Haven St Ishmaels Herbrandston</td> <td data-bbox="1426 228 1630 427">2520%(-+ 5)</td> </tr> <tr> <td data-bbox="824 430 969 550">Estuary Hinterland</td> <td data-bbox="974 430 1077 550">SA68 0 SA62 4 SA73 1 SA72 4</td> <td data-bbox="1081 430 1249 550">N/A</td> <td data-bbox="1254 430 1422 550">Cosheston Cresswell Quay Hook Lawrenny Llangwm Houghton</td> <td data-bbox="1426 430 1630 550">2015%(57)</td> </tr> <tr> <td data-bbox="824 553 969 719">North East NP</td> <td data-bbox="974 553 1077 719">SA65 9 SA43 3 SA41 3 SA63 4 SA66 7</td> <td data-bbox="1081 553 1249 719">Crymych</td> <td data-bbox="1254 553 1422 719">Felindre Farchog Moylegrove Mynachlogddu Pontfaen Rosebush</td> <td data-bbox="1426 553 1630 719">2015%(57)</td> </tr> </table>	St Brides Bay	SA62 3 SA73 3	N/A	Little Haven Broad Haven Dale Marloes Nolton Haven St Ishmaels Herbrandston	2520%(-+ 5)	Estuary Hinterland	SA68 0 SA62 4 SA73 1 SA72 4	N/A	Cosheston Cresswell Quay Hook Lawrenny Llangwm Houghton	2015%(57)	North East NP	SA65 9 SA43 3 SA41 3 SA63 4 SA66 7	Crymych	Felindre Farchog Moylegrove Mynachlogddu Pontfaen Rosebush	2015%(57)				<p>The changes lower the percentage of affordable housing required in each of the market areas by 5%. This will reduce the number of affordable dwellings or contributions that can be achieved but should make the targets more achievable.</p> <p>SA Response: Neutral effect to SA objective 8. No further assessment required.</p> <p>EIA Response: Provision of affordable housing has implication for sustaining communities in particular for young people. The changes lower the percentage of affordable housing required in each of the market areas by 5%.</p> <p>This will reduce the number of affordable dwellings or contributions that can be achieved. However it should make the targets more</p>
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				achievable. No further assessment needed.									
24.	Page 125, Criterion d) Gypsy Traveller and Showpeople Sites	None Typographical error.	d) the site is suitable for the development and on site services and facilities can be adequately provided; and	None typographical error									
25.	Page 153 Monitoring Indicator 23	None Typographical error	<table border="1"> <thead> <tr> <th>Policy Area</th> <th>Indicator 23.</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy 47, Policy 48, Policy 49,</td> <td>The number of net additional affordable and general market dwellings built (TAN 2).</td> <td>710- 960 general market dwellings built over the Plan period to support the provision of 250 affordable dwellings built over the Plan period.</td> </tr> </tbody> </table>	Policy Area	Indicator 23.	Target	Policy 47, Policy 48, Policy 49,	The number of net additional affordable and general market dwellings built (TAN 2).	710- 960 general market dwellings built over the Plan period to support the provision of 250 affordable dwellings built over the Plan period.	None typographical error.			
Policy Area	Indicator 23.	Target											
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26.	Page 153 Monitoring Indicator 23	1569/122 Welsh Government	<table border="1"> <thead> <tr> <th>Policy Area</th> <th>Indicator 23.</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy 47, Policy 48, Policy 49,</td> <td>The number of net additional affordable and general market dwellings built (TAN 2).</td> <td>710 general market dwellings built over the Plan period to support the provision of 250 affordable dwellings built over the Plan period.</td> </tr> <tr> <td colspan="3"> Trigger: Completions 10% below the target expected by the formal Plan review period (see Housing Background Paper Appendix 2 and 3). Undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply. </td> </tr> </tbody> </table>	Policy Area	Indicator 23.	Target	Policy 47, Policy 48, Policy 49,	The number of net additional affordable and general market dwellings built (TAN 2).	710 general market dwellings built over the Plan period to support the provision of 250 affordable dwellings built over the Plan period.	Trigger: Completions 10% below the target expected by the formal Plan review period (see Housing Background Paper Appendix 2 and 3). Undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply.			None. Amendment provides a cross reference.
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27.	Proposals Map Tenby Inset C41, C42 Open Space	3511/67	Please see Open Space Maps at the end of this document.	None. Mapping of additional sites for open space protection in Tenby.									



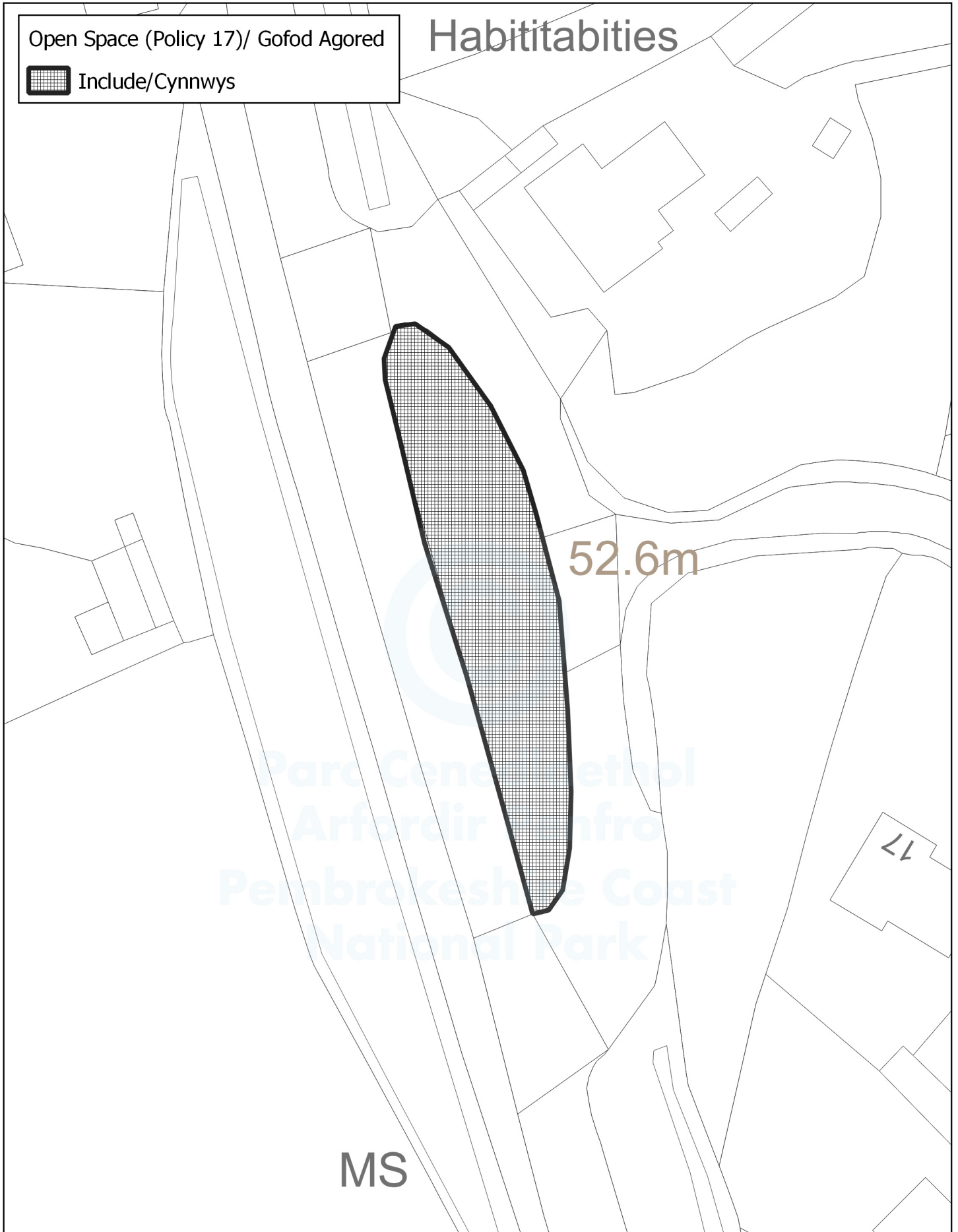
PD410: Area between the eastern side of the Salterns carriageway and the river Ritec from the bottle banks to the Welsh Water site/Ardal rhwng ochr ddwyreiniol ffordd y Salterns a'r afon Rhydeg o'r banciau poteli i safle Dwr Cymru



Open Space (Policy 17)/ Gofod Agored

 Include/Cynnwys

Habitatibilities

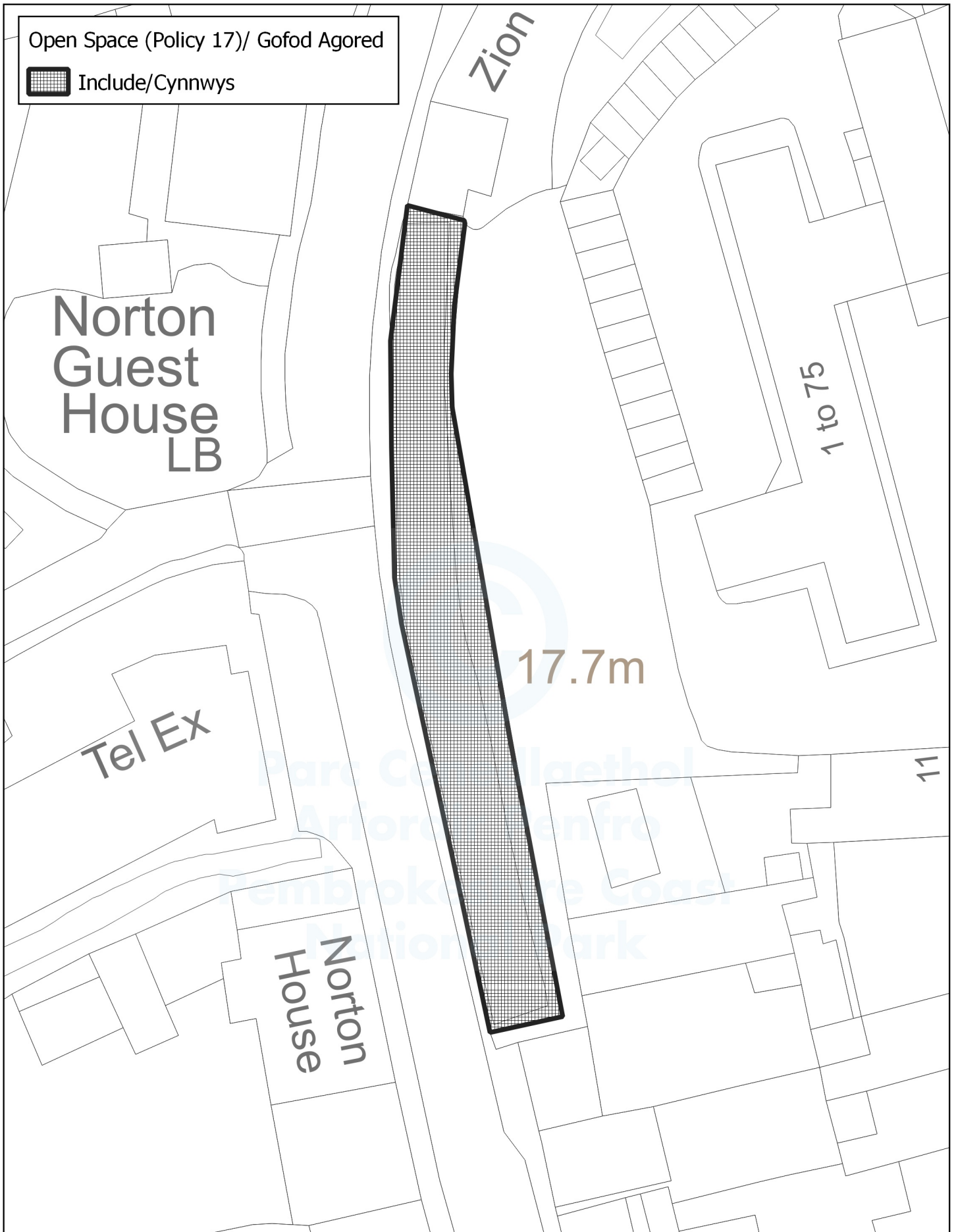


PD411: Welcome to Tenby island verge between the old Coach Road and the straightening alignments of Narberth Road with at its junction with Lady Park/Croeso i ymyl ynys Dinbych-y-pysgod rhwng yr hen Ffordd Gerbyd ac aliniadau sythu Heol Arberth â'i chyffordd â Pharc y Fonesig



Open Space (Policy 17)/ Gofod Agored

 Include/Cynnwys

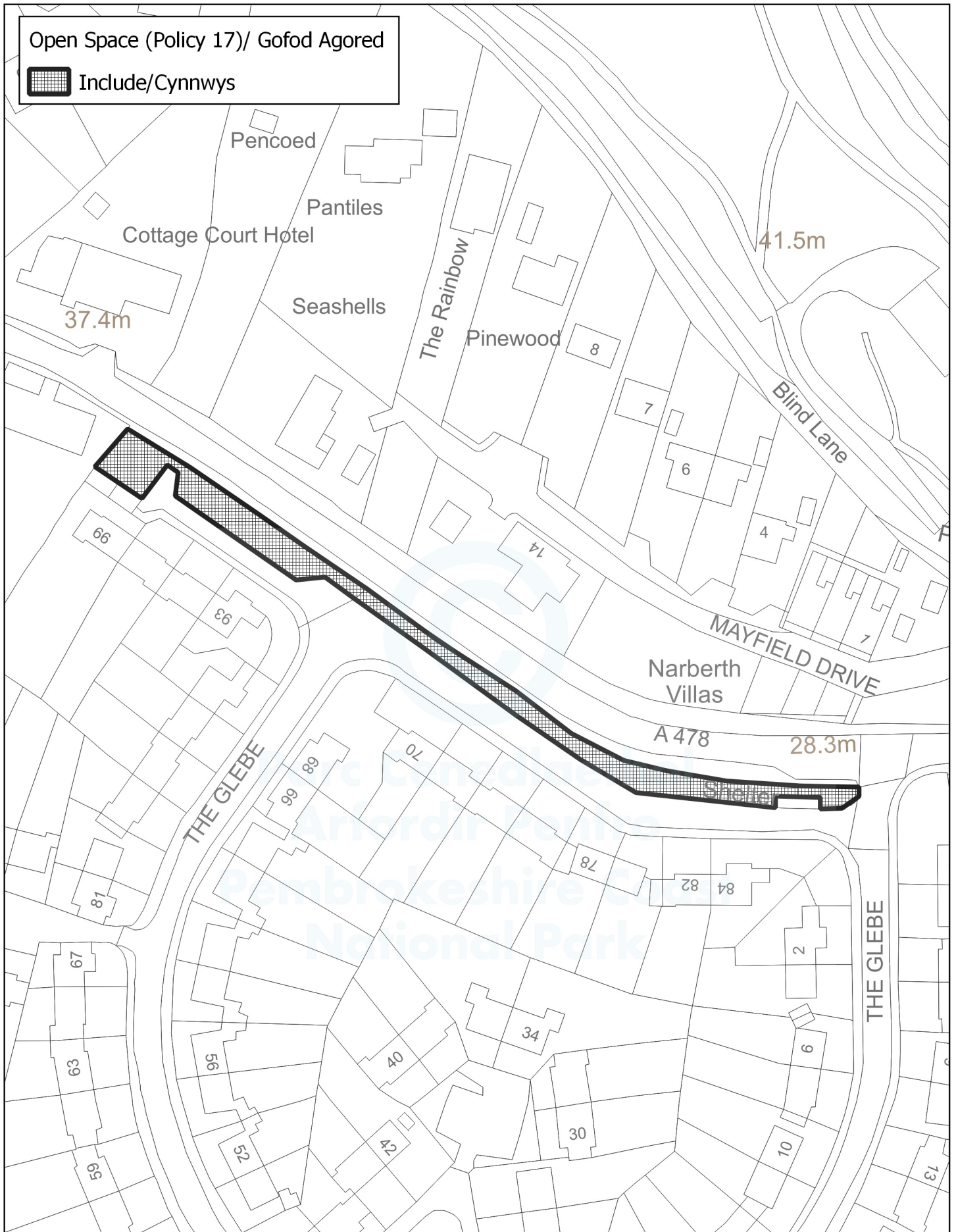


PD412: Roadside Verge on The Norton opposite the Telephone Exchange/ Ymyl y ffordd ar y Norton gyferbyn â'r Gyfnewidfa Ffôn



Open Space (Policy 17)/ Gofod Agored

 Include/Cynnwys

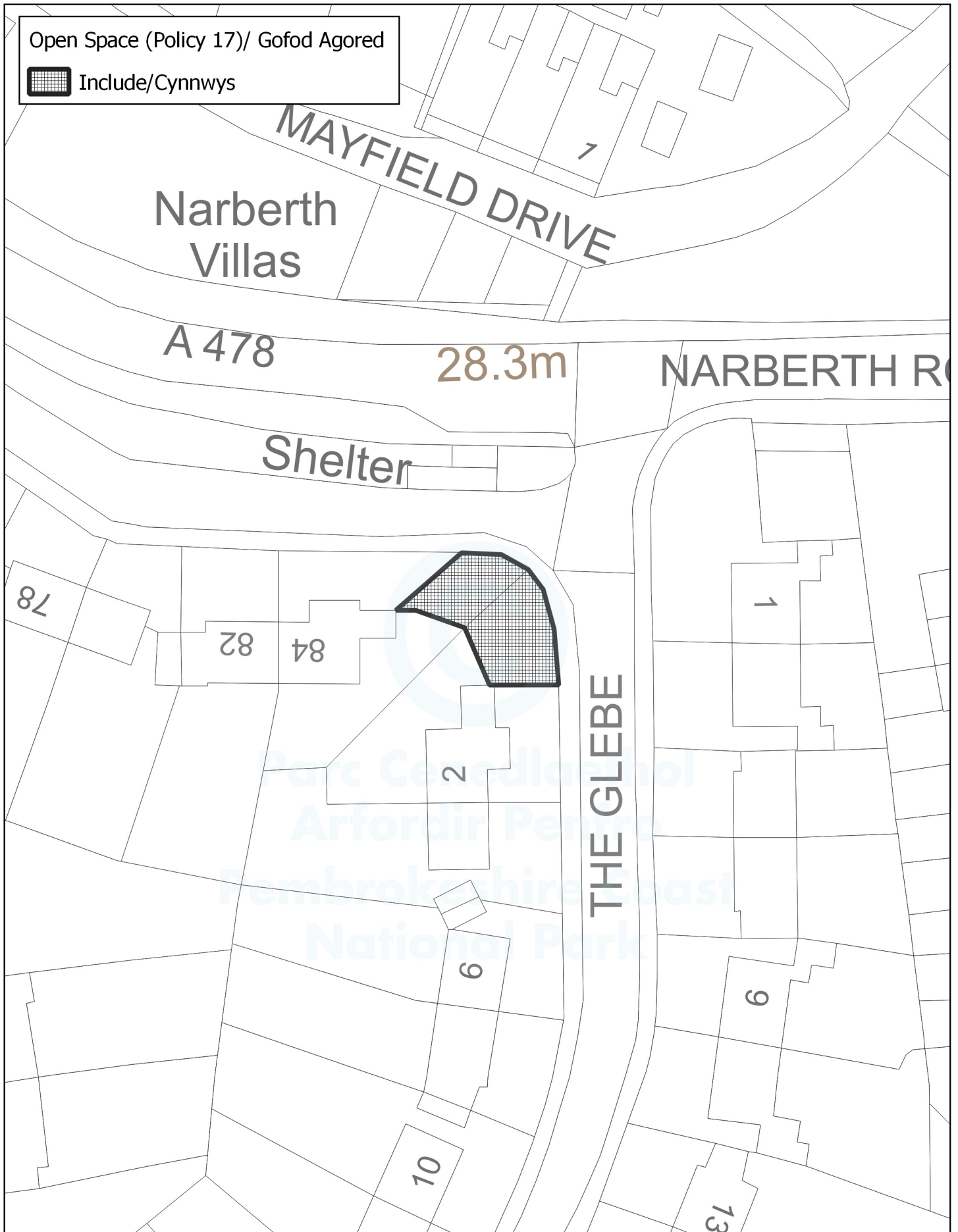


PD413: Roadside Verge between Narberth Road and The Glebe/Ymyl y ffordd rhwng Heol Arberth a'r Glebe



Open Space (Policy 17)/ Gofod Agored

 Include/Cynnwys



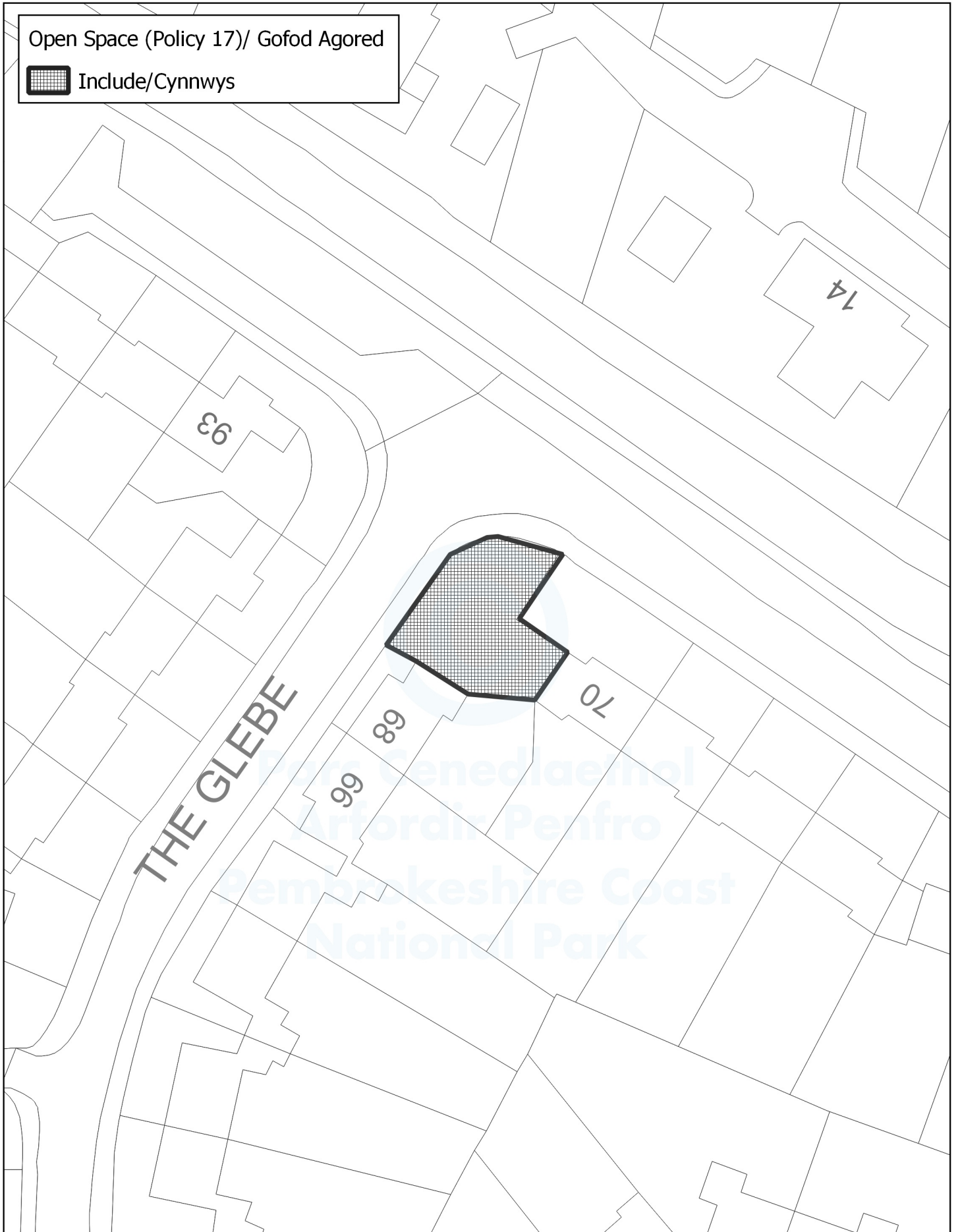
PD414: Corner Amenity Space between No. 2 and No. 84 The Glebe/Lle Amwynder ar y gornel rhwng Rhif 2 a Rhif 84 Y Glebe



Open Space (Policy 17)/ Gofod Agored



Include/Cynnwys



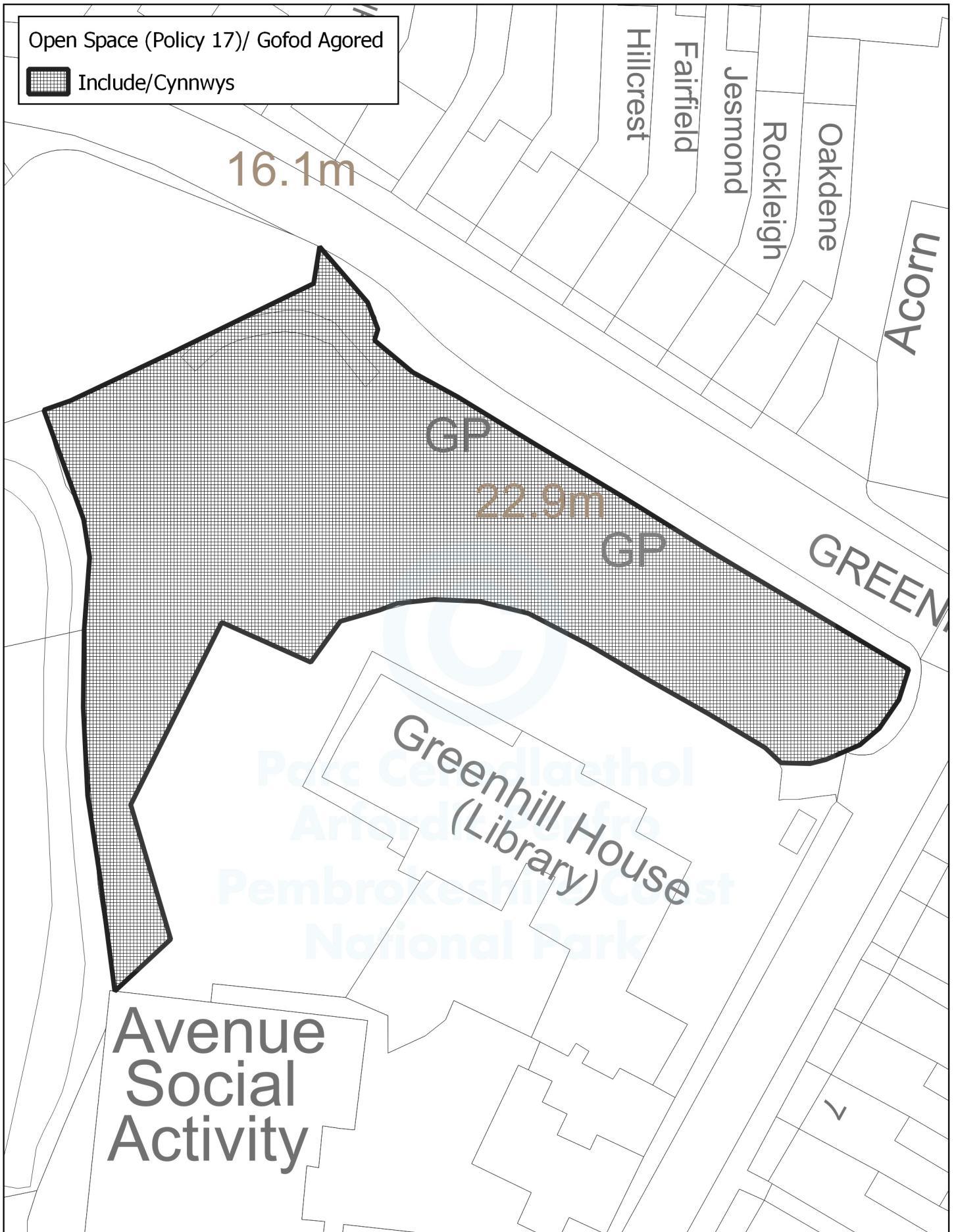
PD415: Corner Amenity Spaces adjoining No. 70 The Glebe/Llefydd Amwynder ar y gornel gerllaw Rhif 70 Y Glebe





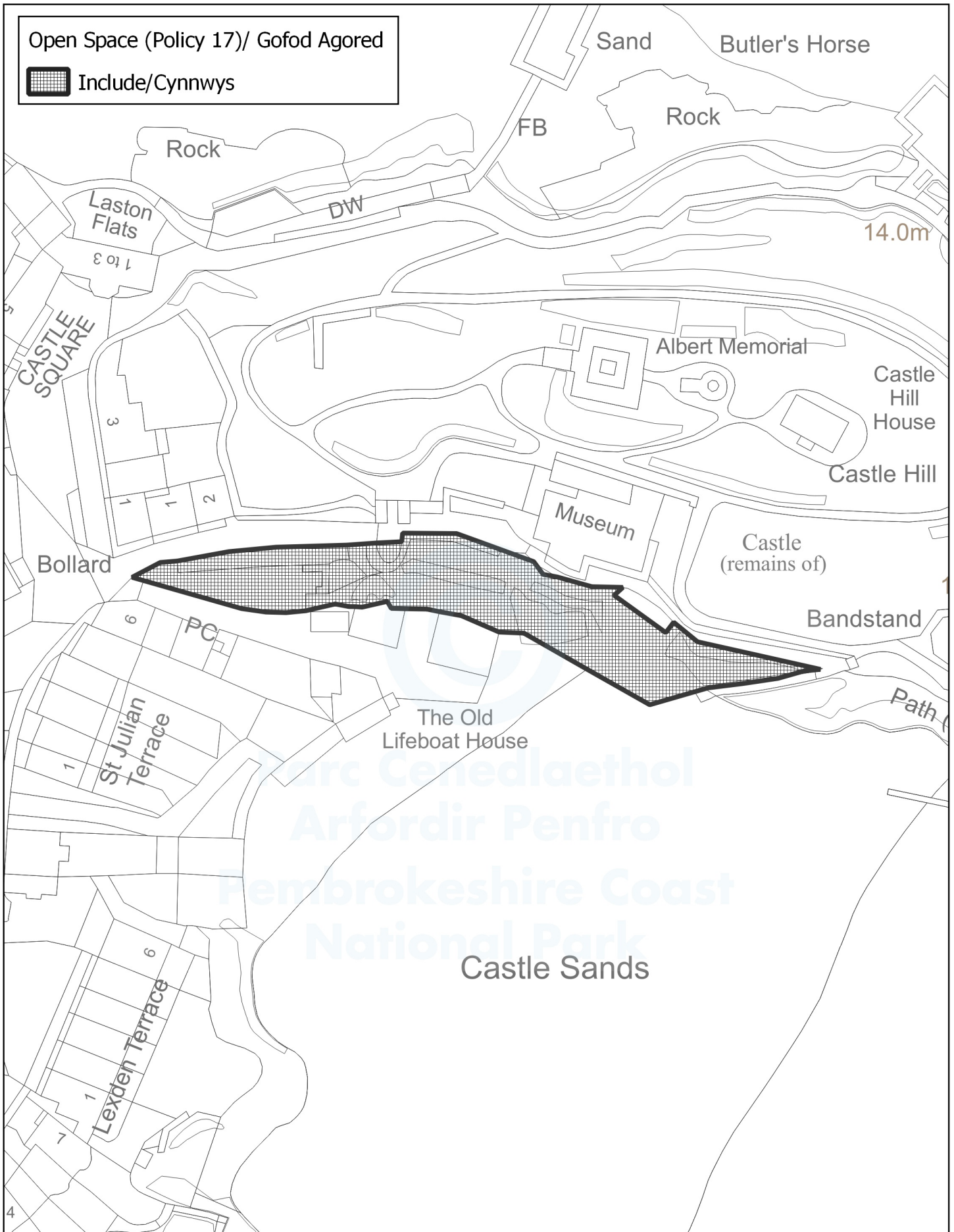
PD417:Grassed areas between the road and the houses front gardens and pond area of Merlins Gardens/Ardaloedd glaswelltog rhwng y ffordd a gerddi blaen y tai ac ardal y pwll dwr yng Ngerddi Myrddin





PD420: The grassed and treed area on the north and west side of the car park around the Greenhill Centre/Yr ardal laswelltog a choediog ar ochr ogleddol a gorllewinol y maes parcio o gwmpas Canolfan Greenhill



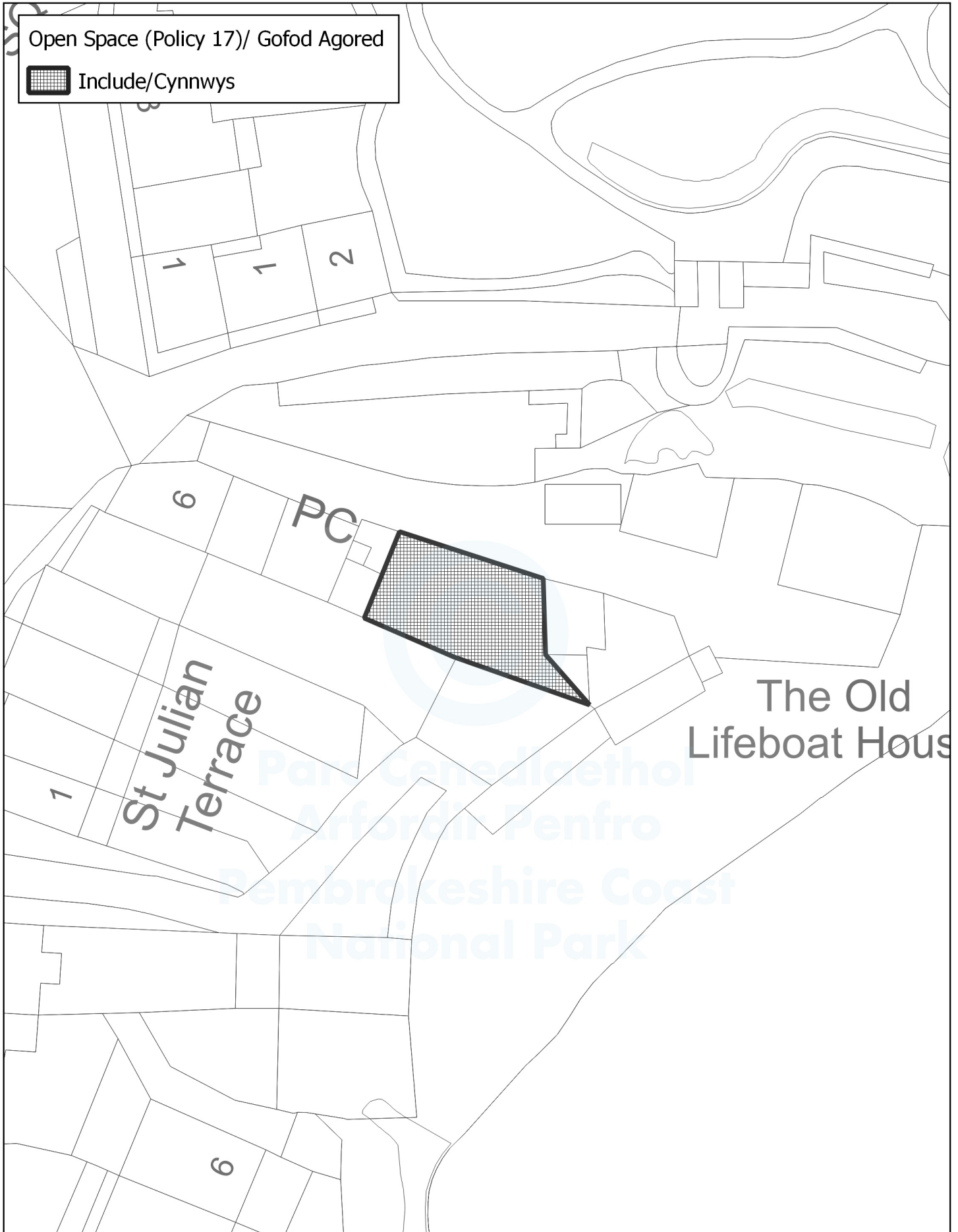


PD421:Public garden between the path to Tenby Museum and Castle Slip Roadway/Gardd gyhoeddus rhwng y llwybr i Amgueddfa Dinbych-y-pysgod a Slipffordd y Castell



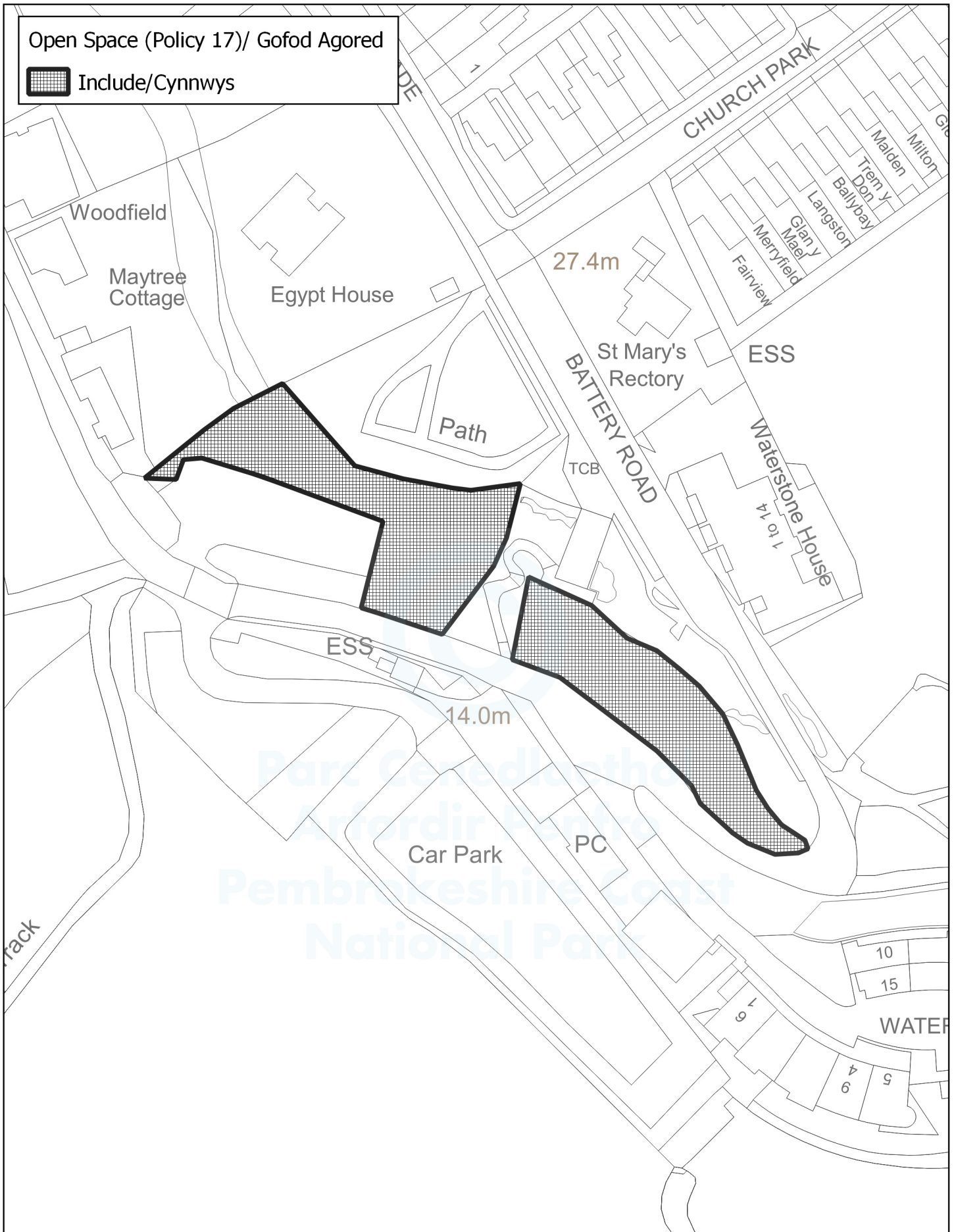
Open Space (Policy 17)/ Gofod Agored

 Include/Cynnwys



PD422:Grassed picnic area between the public toilets and Dennis Caf  on Castle Slip/Lle picnic glaswelltog rhwng y toiledau cyhoeddus a Chaffi Dennis ar Slipffordd y Castell





PD423:Cliff top and cliff side slopes below the west end of the Esplanade, continuing just south of the Jubilee Gardens and below the upper levels of the verges to Battery Gardens/Pen y glogwyn a llethrau'r glogwyn islaw pen gorllewinol yr Esplanade, gan barhau ychydig i'r de o Gerddi'r Jiwbilî ac islaw lefelau uchaf yr ymylon i'r Gerddi Magnelfa.

