


<p>HS7/AP2 – PCNPA to amend Policy 49 to: include details of the % targets and thresholds for affordable housing; simplify the reference to securing Affordable housing from redundant buildings/uses and the sub-division of sites; delete reference to exception sites; and relocate the affordable housing target.</p>	<p>16th August 2019</p>	<p>MD</p>	
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♣ Over the Plan period 2016 to 2031 the Local Development Plan will seek to provide 362 affordable dwellings in the National Park. In order to deliver this target:

a) Development proposals for private market housing will be required to make the following on-site provision:

- i. 50% affordable housing on sites of 2 or more dwellings in the Newport, Tenby and South East Coast sub-market areas;**
- ii. 35% affordable housing on sites of 3 dwellings or more in the St Davids and North Coast sub-market area;**
- iii. 25% affordable housing on sites of 4 dwellings or more in the South West Coast sub-market area;**
- iv. 20% affordable housing on sites of 5 dwellings or more in the St Brides Bay sub-market area; and**
- v. 15% affordable housing on sites of 7 dwellings or more in the Estuary Hinterland and North East sub-market areas;**

Where it can be demonstrated that on-site provision is not appropriate or where the proposal relates to the conversion of a building in the countryside, alternative forms of contribution, including off-site provision and commuted sums, will be sought;

b) The reuse of redundant community facilities, employment sites and the conversion of a building in the countryside will be prioritised for the provision of affordable housing in accordance with Policy 44, Policy 45, Policy 53, Policy 7d) and New Policy 'Housing Development Proposals'; and

c) Affordable housing exception sites will be permitted in accordance with New Policy Affordable Housing Exception Sites;

Where a planning application is received for a site below the affordable housing threshold but forms part

**of a larger site which is above the threshold,
commensurate provision will be required.
Footnotes^{161, 162, 163} deleted♣**

♣New para: The requirement for affordable housing in that LHMA (2014) stated an annual need for 1450 affordable rented properties for the 5 years to 2019; and 289 affordable dwellings to purchase over the same period across Pembrokeshire. The need in the National Park area has been extrapolated to cover 5 years of plan period showing a total 5 year need of 1,850 affordable housing units as shown in Table 3 of the Local Development Plan.

New para: The majority of affordable rented need identified in the Local Housing Market Assessment, and supported by regular reviews of the Combined Housing Register, is for one bedroom units (80%); with the remainder spread across two, three, four and five bedroom properties. This is because of a general lack of provision of one bedroom units across the county due to historical development. The provision of one-bedroom units would therefore need to be the primary consideration on smaller sites. However it would not be appropriate to deliver this level of one bedroom units (80%) on larger affordable housing sites where a mixed community would be the aim. This is taken into consideration when new social housing developments are delivered by Registered Social Landlords.

New para: Affordable rented units account for over 83% of need identified in the LHMA, with the remainder showing a need for Low Cost Home Ownership (or similar scheme). The requirement for affordable homes to purchase needs to take into consideration the availability of support for the purchase of properties at affordable levels, through schemes such as Homebuy, Rent to Own and Shared Ownership.

- 4.291 The affordable housing target will not meet the need set out in the Local Housing Market Assessment. This is because the need forecast is greater than housing land supply can deliver. The approach to affordable housing delivery is to:
- a) Use market housing to cross-subsidise affordable housing delivery – see Policy 49. ♣
 - b) Prioritise the delivery of affordable housing over other land uses for example by not allowing new build self-catering in the countryside. Brownfield provision of self-catering is permitted in Centres and the countryside but only where there the site or building is unsuitable for market or affordable housing – see Policy 41. Also, when finding new uses for community facilities and employment sites that are no longer required uses beneficial to the community (including affordable housing delivery) are prioritised – see Policy 45 and

♣¹⁶¹ Deleted♣

♣¹⁶² Deleted♣

♣¹⁶³ Deleted♣

Policy 53. Priority is also given to securing affordable housing through S106 agreement negotiations (see Policy 53).

- c) Use new or replacement conditions on rural enterprise dwellings which will mean some limited opportunities may become available for affordable housing.

♣New para: The Authority will prepare supplementary planning guidance on affordable housing provision.

New Para: A target of 362 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. Policy 53 c) (note now separate policy) provides further advice on prioritising affordable housing when negotiating planning obligations. ♣

♣Table 9 Percentage of Affordable Housing for Housing Submarket Areas♣

Housing Submarket Area	Post Code Area	Local Centre	Rural Centre	% of affordable dwellings (threshold for delivery on site)
Newport	SA42 0	Newport	Dinas Cross Nevern	50% (2)
Tenby	SA70 7	Tenby	Jameston Lydstep Milton Manorbier Manorbier Station	50%(2)
South East Coast	SA69 9 SA70 8 SA67 8 ♣SA34 0♣	Saundersfoot, Tenby	Amroth Carew Jameston Milton New Hedges Pleasant Valley Wiseman's Bridge	50%(2)
St Davids and North Coast	SA62 6 SA64 0 SA62 5	St Davids	Roch, Newgale, Porthgain Solva, Trefin, Square and Compass	35%(3)
South West Coast	SA71 5	N/A	Angle Bosherston Castlemartin Lamphey	25%(4)

