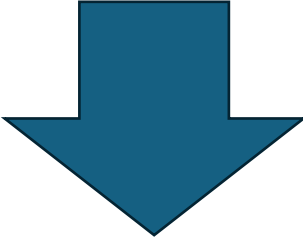


Pembrokeshire County Council
Pembrokeshire Local Development Plan 2 Deposit 2
Focussed Changes

Change Number	Deposit Plan Ref	Location	Action Proposed	Focussed Change Proposed (edits to be shown as <u>bold and underlined</u> for inserts and <u>strike through and bold</u> for deletes.)	Reason the change is proposed or Rep Reference	Map Needed	Sustainability Appraisal	Habitats Regulations Assessment	Equality Impact Assessment
FC1. Context.01	DP Glossary	DP General	Replace the description of Affordable Housing to reflect Technical Advice Note 2 Affordable Housing and to introduce flexibility to allow for products that allow for stair-casing out and recycling of the subsidy.	<u>Affordable Housing –Residential development for sale or rent below market prices and retained as affordable in perpetuity. housing provided to those whose needs are not met by the open market. Affordable housing should:</u> <u>• meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and</u> <u>• include provision for the home to remain affordable for future eligible households*, or if a home ceases to be affordable or staircasing to full ownership takes place, any subsidy should generally be recycled to provide replacement affordable housing. This breaks down into two sub-categories:</u> <u>• social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Welsh Government’s guideline rents and benchmark rents; and</u> <u>• intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes (for example shared ownership). Intermediate housing differs from low cost market housing, which the Welsh Government does not consider to be affordable housing for the purpose of the land use planning system. * The affordable housing provided on exception sites should meet the needs of local people in perpetuity and count towards the overall level of housing provision.</u>	Milford Housing - Issues Report	N/A	Change should increase the range of affordable housing that can be delivered	N/A	Change should increase the range of affordable housing that can be delivered
FC1.Context.02	DP Glossary	DP General	Add items to describe the meaning of 'accessible' and 'highly accessible'	<u>Accessible locations - ones which can be easily reached by a variety of different travel modes, including walking, cycling and public transport. Highly accessible locations - ones which satisfy the requirements to be considered as accessible and where the public transport element is regular during the day (once an hour or better) and</u>	34485/17	N/A	N/A - explanation provided	N/A	N/A - explanation provided

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				<u>available on at least 6 days a week (excepting on Bank Holiday weeks).</u>					
FC1.Context.03	DP 1. CONTEXT AND KEY ISSUES	DP General	Amend the text on page 20 of LDP 2, Deposit Plan 2 - bullet point on Rivers, to remove the reference to NVZs in Wales and replace it with updated text.	Rivers such as the Western Cleddau (for instance in Haverfordwest), the Ritec and the lower Teifi are prone to flooding, as are many coastal areas of Pembrokeshire. The Riverine SACs of the Eastern and Western Cleddau and the Teifi are known to have high levels of phosphates and in 2021 NRW published new guidance in connection with this to protect the special features for which these river catchments have been designated. Concentrations of Nitrates in the Haven Waterway in Pembrokeshire is also a concern and there are proposals to widen Nitrate Vulnerable Zones in Wales. In a pan-Wales context, in April 2021 the designated Nitrate Vulnerable Zones in Wales were revoked by the introduction of the Water Resources (Control of Agricultural Pollution) (Wales) Regulations, with some measures transitioning into law over a period of time, but the transition periods not applying to those farms located in previously designated NVZs, where all the measures in the above mentioned Regulations apply immediately. It is also anticipated that NRW guidance for the tidal areas of the SAC rivers in Wales (including those in Pembrokeshire) will be published in the future.	34450/1	N/A	N/A - clarification provided	N/A - clarification provided	N/A - clarification provided
FC1.Context.04	DP 1. CONTEXT AND KEY ISSUES	DP General	Amend the text on page 28 of LDP 2, Deposit Plan 2 - bullet point on Intensification of Agricultural Practices, to remove the reference to NVZs and replace it with updated text.	Intensification of agricultural practices may have impacts on the environment, including nutrient run-off into water courses. The introduction of <u>the Water Resources (Control of Agricultural Pollution) (Wales) Regulations</u> Nitrate Vulnerable Zones is one response to this.	34450/3	N/A	N/A - reference update provided	N/A - reference update provided	N/A - reference update provided

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FC1.Context.05	DP 1. CONTEXT AND KEY ISSUES	DP General	Amend the text on page 25 of LDP 2, Deposit Plan 2 - bullet point on the Agricultural Sector, to remove the reference to NVZs and replace it with updated text.	The agricultural sector is facing structural change with the increasing growth of larger farm units. Major challenges include <u>the introduction of the Water Resources (Control of Agricultural Pollution) (Wales) Regulations Nitrate Vulnerable Zones (NVZs) designation</u> , bovine TB, loss of farm subsidies (EU), concerns over run-off of other nutrients and changes in global markets.	34450/2	N/A	N/A - reference update provided	N/A - reference update provided	N/A - reference update provided
FC2.Vision.01	DP LDP Vision	DP General	Amend sentence 5 of the vision by deleting the word 'Employment'.	<u>Employment</u> Opportunities linked to start-up businesses, tourism, rural diversification, the green and blue energy industry and new sectors linked to the strategic opportunities provided by the Milford Haven Waterway and links to Ireland are promoted.	4387/1 and 4388/1	N/A	N/A - clarification provided	N/A - clarification provided	N/A - clarification provided
FC4.SP01.01	DP SP 1 Creating Sustainable Places	DP General	Amend point 7 of the policy so that it references both mitigation and adaptation in a climate change context.	7. Reduced contribution to climate change <u>through mitigation and incorporation of measures to support climate change adaptation</u> (see GN 1 General Development Policy, GN 2 Sustainable Design and Placemaking and GN 4 Resource Efficiency and Renewable and Low Carbon Energy).	34450/5	N/A	N/A - clarification provided	N/A - clarification provided	N/A - clarification provided
FC4.SP03.01	DP SP 3 Affordable Housing Target	DP General	Include the table opposite below paragraph 4.15 in the reasoned justification of Policy SP 3 Affordable Housing identifying the tenure split for affordable housing delivery and showing the overall housing need from 2023 to 2033.	<p><u>SEE ROW BELOW FOR THE CHANGE</u></p> 	Milford Haven - Issues Report	N/A	Change should increase the range of affordable housing that can be delivered and ensure the majority of provision is for those most in need.	N/A	Change should increase the range of affordable housing that can be delivered and ensure the majority of provision is for those most in need.

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			<table><tr><td><u>15 Year Affordable Housing Estimate Table 4 page 89 of the LHMA Draft 2023 (as at March 2025)*</u></td><td><u>Annual Requirement Estimate</u></td><td></td><td><u>Estimate 10 years (2023 to 2033)</u></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td>Social Rented **</td><td>177</td><td>74%</td><td>1770</td></tr><tr><td>Intermediate **</td><td>61</td><td>26%</td><td>610</td></tr><tr><td>Totals</td><td>238</td><td>100%</td><td>2380</td></tr></table> <p><u>* net of planned supply which will overlap with GN 16 Residential Allocations and GN 17 Commitments based on a Pembrokeshire Growth Scenario of 435 per annum reduced to provide for Pembrokeshire County Council's planning jurisdiction.** see Glossary of Terms for the definition of affordable housing.</u></p>		<u>15 Year Affordable Housing Estimate Table 4 page 89 of the LHMA Draft 2023 (as at March 2025)*</u>	<u>Annual Requirement Estimate</u>		<u>Estimate 10 years (2023 to 2033)</u>			%		Social Rented **	177	74%	1770	Intermediate **	61	26%	610	Totals	238	100%	2380				
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FC4.SP04.01	DP SP 4 Gypsy, Traveller and Show-people's Accommodation	DP General	Update to take account of representations received and updated information regarding deliverability and capacity issues. Consequently, the Castle Quarry site at Pembroke will be deleted; the Withybush site at Haverfordwest reduced in size and the site at Monkton reduced in terms of the number of units proposed. Table 2 in the reasoned justification will be updated and	SP4 Gypsy, Traveller and Show-people's Accommodation Provision 1. The allocation of extension sites at Castle Quarry, Pembroke , Kingsmoor Common, Begelly and Withybush and a new site adjacent to Monkton Recreation Ground; and ... Table 2 Row 2: Column 5: Yes Land is allocated for site extensions at Castle Quarry Pembroke for a net gain of 4 pitches , Kingsmoor Common, Begelly for a net gain of 11 pitches, Withybush for a net gain of 20 5 pitches and on a new site adjacent to Monkton Recreation Ground for 20 15+ pitches. Table 2 Row 5: Column 3: '30 pitches has reduced to 18 25 pitches (2025-2033). (Planning permission has been granted for 5 additional pitches). and land is allocated for 19 pitches '.;		Gypsy Traveller - Issues Report	Yes	Change should ensure that the resources are focused on the most deliverable of sites and are aligned with the needs of the community.	N/A	Change should ensure that the resources are focused on the most deliverable of sites and are aligned with the needs of the community.																		

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			edited to correct formatting errors. Rectify an error in row 5 columns 3, 4 and 5 Table 2, Gypsy, Traveller and Show-people Need over the Plan Period (based on the GTAA 2019, with updates). Also update row 2 column 5 to match the update proposed to row 5 column 5 changes.	<p>Column 4: 39 residential pitches has reduced to <u>18 25</u> pitches. (Planning permission has been granted for 14 pitches). and land is allocated for 19 pitches..... ;</p> <p>Column 5: <u>Yes</u> Allocations for site extensions at Castle Quarry Pembroke for a net gain of 4 pitches, Kingsmoor Common, Begelly for a net gain of 11 pitches, Withybush for a net gain of <u>20 5</u> pitches and on a new site adjacent to Monkton Recreation Ground for <u>20 15+</u> pitches. . . .</p> <p>Paragraph 4.21..Policy GN 24 identifies four <u>three</u> locations...a net gain of 55 <u>31</u>..</p>					
FC4.SP06.Llanteg.etc.01	DP SP 6 – Settlement Hierarchy – A Sustainable Settlement Strategy	Llanteg & Llanteglos	Delete reference to Llanteg/Llanteglos as a Service Village.	SP 6 Settlement Hierarchy - A Sustainable Settlement Strategy 2b Service Villages: Llanstadwell Llanteg/Llanteglos Maenclochog	See Llanteg/Llanteglos - Issues Report	N/A	Change should ensure locations without sufficient services for the community are not highlighted for development.	N/A	Change should ensure locations without sufficient services for the community are not highlighted for development.

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FC4.SP06.Llanteg.etc.02	DP SP 6 – Settlement Hierarchy – A Sustainable Settlement Strategy	Llanteg & Llanteglos	Include Llanteg as a Local Village.	SP 6 Settlement Hierarchy - A Sustainable Settlement Strategy 2c Local Villages: Llangolman Llanrhian* <u>Llanteg</u>	See Llanteg/Llanteglos - Issues Report	N/A	Change should ensure locations without sufficient services for the community are not highlighted for development.	N/A	Change should ensure locations without sufficient services for the community are not highlighted for development.
FC4.SP07.Hill Mountain.01	DP SP 7 Settlement Boundaries	Hill Mountain	Amend Settlement Boundary in Hill Mountain to reflect the change in the proposed housing allocation HSG/043/LDP2/1	See Map Booklet.	4375/1	Yes	Change should result in a better layout for the settlement.	N/A	Change should result in a better layout for the settlement.
FC4.SP07.Jeffreyston.01	DP SP 7 Settlement Boundaries	Jeffreyston	Amend the Settlement Boundary for Jeffreyston to include the amended area of residential allocation HSG/047/LDP2/2 South of The Crown.	See Map Booklet.	See Jeffreyston - Issues Report.	Yes	Change should ensure that a more appropriate/ accessible layout is proposed for the site's development.	N/A	Change should ensure that a more appropriate/ accessible layout is proposed for the site's development.

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FC4.SP07.Llanteg.etc.01	DP SP 7 Settlement Boundaries	Llanteg & Llanteglos	Remove the Settlement Boundary for Llanteglos from the Proposals Map.	See Map Booklet	See Llanteg/Llanteglos - Issues Report	Yes	Change should ensure locations without sufficient services for the community are not highlighted for development.	N/A	Change should ensure locations without sufficient services for the community are not highlighted for development.
FC4.SP07.Llanteg.etc.02	DP SP 7 Settlement Boundaries	Llanteg & Llanteglos	Amend the Settlement Boundary for Llanteg to include additional land at West Llanteg Farm	See Map Booklet	See Llanteg/Llanteglos - Issues Report	Yes	Change should ensure locations without sufficient services for the community are not highlighted for development.	N/A	Change should ensure locations without sufficient services for the community are not highlighted for development.
FC4.SP07.Pembroke.01	DP SP 7 Settlement Boundaries	Pembroke	Amend Settlement Boundary to exclude GT/95/LDP2/01 Land at Castle Quarry	See Map Booklet	See Gypsy Traveller - Issues Report	Yes	Change reduces the overall provision but the supply overall is still sufficient for requirements.	The removal of the site will not have implication for the Assessment's conclusion	Change reduces the overall provision but the supply overall is still sufficient for requirement

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FC4.SP07.Pembroke Dock.01	DP SP 7 Settlement Boundaries	Pembroke Dock	Amend the Settlement Boundary to include a new housing allocation reference HSG/096/LDP2/3 Land south of Sycamore Woods and west of Lavinia Drive. See FC5.GN16.Pembr okeDock.02	See Map Booklet	See Pembroke and Pembroke Dock - Issues Report	Yes	Change adds a limited amount of housing provision for the Plan area.	The site has been constraint checked. The site adds a limited amount of housing to the Plan area.	Change adds a limited amount of housing provision for the Plan area.
FC4.SP12.01	DP SP 12 Maintaining and Enhancing the Natural Environment	DP General	Recommended amendment for mitigation from the Habitats Regulation Assessment. Add these words to the end of Policy 12.	<u>Within the National Site Network, which includes: Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), development will only be permitted which demonstrates compliance with the Conservation of Habitats and Species Regulations 2017, and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (and any subsequent amendments). Proposals with the potential to have Likely Significant Effects must undertake a Stage 2 Appropriate Assessment and will only be permitted if there is no adverse effect on the integrity of the National Site, either alone, or in-combination. Proposals may also be permitted where the HRA proves there are no alternatives, and that the development is of overriding public interest (IROPI) and appropriate compensatory measures are secured.</u>	Habitats Regulations Assessment - Issues Report	N/A	This will ensure explicit protection of SACs and SPAs	This will ensure explicit protection of SACs and SPAs	N/A
FC4.SP12.02	DP SP 12 Maintaining and Enhancing the Natural Environment	DP General	Amend policy wording to better reflect national planning policy and guidance.	Pembrokeshire's environment (including species, habitats, landscapes and the systems which underpin them) will be <u>maintained and enhanced by: protected from materially harmful development. All development proposals will be required to protect, conserve and enhance the natural environment, including: Excluding Protecting</u> national statutory environmental designations (which include Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest and National Nature	4387/3 & 4388/3 & 4393/6 & 4409/6	N/A	Change should ensure greater alignment with national planning policy which seeks to protect the natural	Change should ensure greater alignment with national planning policy which seeks to protect the natural	N/A

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				<p>Reserves <u>and sites containing protected species and habitats</u>) when searching for sites for development. It will be wholly exceptional for development to be justified in such locations; and Avoiding development which would result in adverse impacts on the features for which Protecting Local Wildlife Sites, Regionally Important Geological Sites, Local Nature Reserves <u>make a vital contribution to delivering an ecological network for biodiversity and resilient ecosystems and Special Landscape Areas; and Protecting Retaining</u> natural landscape features including trees, woodland and hedgerows; <u>and</u> Protecting water quality; <u>and Protecting, Securing enhancement ing and management ing of g</u>Green infrastructure links; <u>and Delivering a net benefit for biodiversity gain. In accordance with the step-wise approach when all locational, siting and design options for avoiding damage to biodiversity, trees, woodlands and hedgerows have been exhausted, applicants, must seek to minimise the initial impact and mitigate damage.</u></p> <p>All development proposals are <u>also</u> required to incorporate new opportunities to enhance the condition, extent and/or connectivity of environmental features to improve the functioning and resilience of ecosystems, or to improve appropriate access to green infrastructure. Delivering environmental enhancement has combined benefits for biodiversity, climate change, health and well-being, sustainable placemaking and the economy.</p>			environment	environment	

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FC4.SP13.01	DP SP 13 Port and Energy Related Development and Celtic Freeport	DP SP 13 Port and Energy Related Development and Celtic Freeport	Add a sentence to the end of reasoned justification paragraph 4.79 to reference the link between Celtic Freeport proposals and demand for residential accommodation.	Additional sentence to be added to the end of paragraph 4.79: <u>Looking ahead, as the development proposals associated with the Celtic Freeport emerge, it is likely that further consideration will need to be given to the consequential impacts on demand for residential accommodation, both during the construction phases and in the post-construction operational phases.</u>	1533/14	N/A	Change will ensure housing requirements for the Celtic Freeport are properly considered. Also the consequential impacts.	N/A	Change will ensure housing requirements for the Celtic Freeport are properly considered. Also the consequential impacts.
FC4.SP13.02	DP SP 13 Port and Energy Related Development and Celtic Freeport	DP SP 13 Port and Energy Related Development and Celtic Freeport	Modify the SP13 boundary to include additional land within RWE ownership at Pembroke Power Station, to reflect and support emerging Celtic Freeport proposals, while recognising the environmental safeguards already built into this policy and others in relation to landscape, the natural environment and the built environment.	Proposals Map changes only.	4420/1	Yes	The Policy provides a balanced approach in terms of meeting the Freeport requirements and protection of the landscape/environment.	The Policy provides a balanced approach in terms of meeting the Freeport requirements and protection of the landscape/environment.	The Policy provides a balanced approach in terms of meeting the Freeport requirements and protection of the landscape/environment.
FC4.SP15.01	DP SP 15 Safeguarding of existing Strategic Employment Sites	DP General	Include additional text in the policy wording of SP 15 Safeguarding of Existing Strategic Employment to	<u>Because of the significance of these sites to the local, regional and national economy, their release for non-employment uses will only be permitted a) where closely related to the main employment use or b) in exceptional circumstances.</u>	Pembroke Dock Other - Issues Report	N/A	Clarification of policy approach provided.	Clarification of policy approach provided	Clarification of policy approach provided

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			allow for exceptional circumstances where other uses may be permitted. Text to be placed at the end of the Policy wording.						
FC4.SP17.01	DP SP 17 Visitor Economy	DP General	Edit to ensure that the policy and reasoned justification supports more than regeneration proposals.	SP 17 Visitor Economy " Tourism can be a catalyst for regeneration and P proposals for development relating to the visitor economy will be supported provided that they are in an appropriate location, contribute to the diversity and quality of accommodation and attractions, and respect and protect the natural and built environment of their communities, including the linguistic heritage. " 3rd sentence of paragraph 4.110: "The visitor economy is a significant driver of the local economy and <u>can be catalyst for regeneration.</u> Both the Welsh Government and"	4388/9 4387/8	N/A	Edits proposed clarify the policy wording	Edits proposed clarify the policy wording	Edits proposed clarify the policy wording
FC4.SP19.01	DP SP 19 Welsh Language	DP General	Show the extent of Welsh Language Sensitive Areas on the Proposals Map and highlight within relevant individual Inset Maps. In two locations Haverfordwest and Cold Blow	Proposals Map Change.	4393/7	Yes	N/A - clarification provided	N/A - clarification provided	N/A - clarification provided
FC5.GN01.01	DP GN 1 General Development Policy	DP General	Re-word GN 1 (criteria 1, 4 and 6) to better reflect the requirements of PPW.	1. The nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located. 4. See GN01.06 6. <u>Where possible, it</u> would take place in an accessible location, would incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network. See also <u>FC5.GN01.04</u>	4387/4, 4388/4 and 1533/1 (the latter for criterion 1)	N/A	Change reflecting National Planning Policy	Change reflecting National Planning Policy	Change reflecting National Planning Policy

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FC5.GN01.02	DP GN 1 General Development Policy	DP General	Re-word GN 1 (criteria 2, 6, 8 and 9) so that it makes reference to mitigation measures.	Criterion 2 – See FC5.GN01.03. Criterion 6 - ...and would not result in a detrimental impact <u>an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated)</u> on highway safety or in traffic exceeding the capacity of the highway network. . Criterion 8 - ... It would not cause or result in unacceptable harm to an <u>unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated)</u> to health and safety, ... Criterion 9 - It would not have a significant adverse impact cause an <u>unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated)</u> on water quality (see also policy GN 47).	4393/8, 4388/4	N/A	Clarification of wording regarding mitigation is positive.	N/A	Clarification of wording regarding mitigation is positive.
FC5.GN01.03	DP GN 1 General Development Policy	DP General	Split and re-word GN 1 (criterion 2) to better reflect the requirements of PPW.	2A. It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy; <u>2B. It would not cause an unacceptable adverse impact on local amenity that cannot be mitigated, in terms of light, odours, smoke, fumes, dust, air quality, or an increase in</u> noise or vibration levels;	4409/7, 4388/4	N/A	Change reflecting National Planning Policy	Change reflecting National Planning Policy	Change reflecting National Planning Policy
FC5.GN01.04	DP GN 1 General Development Policy	DP General	Add further text to GN 1 (criterion 6) to reference issues related to level crossings and add text to reasoned justification paragraph 5.7 to elaborate on the same matter.	GN 1 (criterion 6); It would take place in an accessible location, would incorporate sustainable transport and accessibility principles, and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network <u>and would include if necessary make provision for improvements to level crossing(s) where a material increase in the use of crossing(s) is likely to arise;</u> 5.7 Add this sentence to the end of the paragraph: <u>Where a material increase in the use of level crossings is likely to arise as a consequence of a development proposal, Network Rail will be consulted and if necessary assessments will be sought from the developer and improvements will be required to be provided in conjunction with the development.</u>	1545/1	N/A	Change highlighting the importance safety in relation to level crossings.	N/A	Change highlighting the importance safety in relation to level crossings.

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FC5.GN01.05	DP GN 1 General Development Policy	DP General	Re-word GN 1 (criterion 8) so that it makes reference to land instability.	8. It would not cause or result in unacceptable harm <u>to</u> health and safety, including through flood risk <u>or land instability</u> ;	1544/1	N/A	Change highlighting the importance of considering land instability.	N/A	Change highlighting the importance of considering land instability.
FC5.GN01.06	DP GN 1 General Development Policy	DP General	Amend policy wording criterion 4 and reasoned justification wording to better reflect national policy on Agricultural Land Classification.	Policy GN 1 Criterion 4: It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils <u>and for unallocated sites of 1 hectare or more outside Settlement Boundaries</u> and <u>when a site contains predicted grades of Best and Most Versatile agricultural land it</u> is accompanied by an agricultural land classification survey; Paragraph 5.4:Where development is proposed on <u>predicted best and most versatile agricultural land (that in grades 1, 2 and 3a)</u> ^{23a} <u>an unallocated site of 1 hectare or more outside Settlement Boundaries</u> , it must be accompanied by an agricultural land classification survey. The potential impact of the proposal on the best and most versatile agricultural land <u>(that in grades 1, 2 and 3a)</u> will be a material consideration in the evaluation of the proposal. New Footnote: Predicted grading based on Predictive ALC map available from Data Map Wales https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2	1507/12	N/A	Change reflecting National Planning Policy	N/A	Change reflecting National Planning Policy
FC5.GN01.07	DP GN 1 General Development Policy	DP General	Amend footnote to update reference to Peatlands map	Footnote 25: For further detail on the location of important peatland in Pembrokeshire see <u>https://smnr-nrw.hub.arcgis.com/apps/d18ef8c74ecc4dc4a0c6f71ab6935ba0/explore</u> <u>http://lle.gov.wales/catalogue/item/UnifiedPeat/?lang=en</u> and also <u>LDP2 Biodiversity SPG</u> .	1507/12	N/A	N/A - reference update provided	N/A - reference update provided	N/A - reference update provided
FC5.GN02.01	DP GN 2 Sustainable Design and Placemaking	DP General	Add an additional criterion to GN 2 on respecting site	GN 2 criterion 10: It respects existing site constraints including utilities situated within sites.	4339/2 & 4005/1	N/A	N/A - clarification provided	N/A - clarification provided	N/A - clarification provided

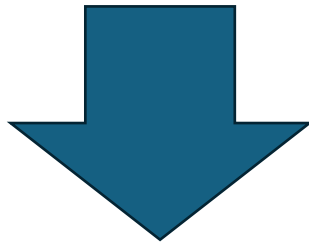
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			constraints including utilities						
FC5.GN02.02	DP GN 2 Sustainable Design and Placemaking	DP General	Modify criterion 3 of policy GN 2 (Sustainable Design and Placemaking) to make reference to the circular economy.	GN 2, criterion 3 should be modified as follows: 3. It incorporates a resource efficient and climate responsive design <u>that embeds circular economy principles</u> , through location, orientation, design, layout, land use, local and sustainable construction materials, water conservation and the use of sustainable drainage systems (SuDS);	4393/9 and 4409/8	N/A	Positive reference to circular economy	N/A - clarification provided	N/A - clarification provided
FC5.GN06.01	DP GN 6 Development Proposals in Pre-Assessed Areas for Wind Energy (as set out in Future Wales)	DP General	Add reasoned justification paragraph on impact on peatland.	<u>New paragraph 5.55a: The impact on peatland soils and habitats is an important consideration in the siting of wind energy projects. Peatland is identified on the Peatland Data Portal^{26a} and on PCC's LDP Constraint map. Peatland is an irreplaceable resource and considerable weight should be given to protecting it. If peat is identified within a proposed development it will be necessary to refuse permission unless other significant material considerations indicate otherwise. New Footnote ^{26a} https://smnr-nrw.hub.arcgis.com/apps/d18ef8c74ecc4dc4a0c-bf71ab6935ba0/explore</u>	1507/12	N/A	N/A - reference update provided	N/A - reference update provided	N/A - reference update provided
FC5.GN07.01	DP GN 7 Cawdor Barracks including the former Brawdy Airfield	DP GN 7 Cawdor Barracks including the former Brawdy Airfield	Re-word policy GN 7 main policy text to reflect the comments made by the Defence Infrastructure Organisation.	GN 7 <u>Cawdor Barracks continues in Operational use as a military base-will continue in the early part of the Plan period. Once</u> Should military use cease <u>during the Plan period</u> , the future use of eachuse (including the HRDF) <u>in accordance with a development brief to be prepared and adopted by Pembrokeshire County Council in agreement with the DIO/MOD</u> : 1. For the area..... use; c) Solar photovoltaic arrays,with the HRDF <u>and any retained military uses</u> . A part ... site. d) Low impact activity-based tourism ('within the wire') site, <u>subject to the safeguarding requirements associated with the HRDF and any retained military uses</u> . e) Enhancement beyond the site boundary, <u>subject to the safeguarding requirements associated with the HRDF and any retained military uses</u> . 2. For the area Settlement Boundary. e) Activity based tourism and	4421/1	N/A	Changes relate to clarifying the ongoing role of the MOD/DIO.	Changes relate to clarifying the ongoing role of the MOD/DIO.	Changes relate to clarifying the ongoing role of the MOD/DIO.

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				conservation based tourism, cycling opportunities, <u>subject to the safeguarding requirements associated with any retained military uses.</u> f) Retention and where necessary enhancementactivities, <u>subject to the safeguarding requirements associated with any retained military uses.</u> g) Enhancement of access arrangements and transport infrastructure to facilitate the above, <u>subject to the safeguarding requirements associated with any retained military uses.</u> h) Small-scale renewable energy proposals, subject to compliance associated with the HRDF <u>and any retained military uses.</u>					
FC5.GN07.02	DP GN 7 Cawdor Barracks including the former Brawdy Airfield		Re-word policy GN 7 reasoned justification paragraph 5.56 to reflect the comments made by the Defence Infrastructure Organisation.	5.56 Brawdy Airfield was used as an RAF satellite station from 1944 to 1992 and was turned over to the British Army and renamed Cawdor Barracks in 1995. The 14 Signal Regiment and the Army's electronic warfare unit currently occupy it. <u>Whilst the site remains on the DIO Disposals Database in the House of Commons library, the Ministry of Defence is continuing to consider options for the future of Cawdor Barracks, which may be disposed of in whole or part proposing a phased vacation and disposal of the site from 2028. The operational use of Cawdor Barracks, including the former Brawdy Airfield, will come to an end during the Plan period. Current proposals envisage the phased closure and disposal of the site from 2028.</u> The site was originally compulsorily purchased, a consequence of which is that Crichel Down Rules will apply on parts of the site, which specify the manner in which disposal must take place. Some parts of the site may therefore have to be offered back to the original owners (or their successors) at market price and there are also requirements to check whether other government departments wish to use the land.	4421/1	N/A	Changes relate to clarifying the ongoing role of the MOD/DIO.	Changes relate to clarifying the ongoing role of the MOD/DIO.	Changes relate to clarifying the ongoing role of the MOD/DIO.
FC5.GN07.03	DP GN 7 Cawdor Barracks including the former Brawdy Airfield		Re-word policy GN 7 reasoned justification paragraph 5.58 to reflect the comments made	5.58 While the report is now several years old, its conclusions remain valid and have provided a foundation for the site-specific policy approach set out in this policy. Those conclusions have been set in the context provided by the replacement LDP policies and proposals, particularly regarding the	4421/1	N/A	Changes relate to clarifying the ongoing role of the MOD/DIO.	Changes relate to clarifying the ongoing role of the MOD/DIO.	Changes relate to clarifying the ongoing role of the MOD/DIO.

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			by the Defence Infrastructure Organisation.	scale of development that might be envisaged for the area of the former barracks (the 'within the wire' element of the site) <u>if disposed of in whole or part.</u>					
FC5.GN07.04	DP GN 7 Cawdor Barracks including the former Brawdy Airfield		Re-word policy GN 7 reasoned justification paragraph 5.59 to reflect the comments made by the Defence Infrastructure Organisation.	5.59 The possibility of future use of parts of the site for renewable energy technologies has been raised and PCC has allocated land for a solar PV array under policy GN 5 on a part of the former airfield site. The basis for that proposal was contained in the Arup report, but the precise boundaries have been modified to reflect the safeguarding requirements associated with the HRDF <u>and should be revised if there is any retained military use.</u> There may be potential for further solar PV arrays, particularly on the former airfield site, subject to matters such as the presence of the HRDF, <u>any retained military use</u> and the proximity of the Pembrokeshire Coast National Park being taken into consideration.	4421/1	N/A	Changes relate to clarifying the ongoing role of the MOD/DIO.	Changes relate to clarifying the ongoing role of the MOD/DIO.	Changes relate to clarifying the ongoing role of the MOD/DIO.
FC5.GN07.05	DP GN 7 Cawdor Barracks including the former Brawdy Airfield		Delete the final sentence of GN 7, point 1, criterion c) - there is no solar PV array proposal included in the version of GN 5 included in LDP 2, Deposit Plan 2, so this sentence is erroneous. Also modify paragraph 5.59 accordingly.	GN 7, point 1, criterion c) - Solar photovoltaic arrays, subject to the policy requirements set out elsewhere in the Plan being met and due account being taken of the potential landscape impact on the Pembrokeshire Coast National Park and the safeguarding associated with the HRDF <u>and other onsite infrastructure and any retained military uses.</u> A part of the 'outside the wire' site is specifically allocated for a solar PV array by policy GN 5, but the potential for such use also exists on other parts of the 'outside the wire' site. Paragraph 5.59 - The possibility of future use of parts of the site for renewable energy technologies has been raised and PCC has allocated land for a solar PV array under policy GN 5 on a part of the former airfield site. The basis for that proposal was contained in the Arup report, but the precise boundaries have been modified to reflect the safeguarding requirements associated with the HRDF. There may be potential for further solar PV arrays, <u>particularly</u> on the former airfield site (<u>'outside the</u>	34485/22	N/A	Typographic error resolved.	Typographic error resolved.	Typographical error resolved.

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				wire'), subject to matters such as the presence of the HRDF and the proximity of the Pembrokeshire Coast National Park being taken into consideration.					
FC5.GN08.01	DP GN 8 Employment Proposals	DP General	Add additional criterion, to be supportive of employment proposals within vacant parcels of existing industrial estates outside Settlement Boundaries.	Add a new criterion 5 and re-number the current criterion 5 as criterion 6: <u>5. Within the footprint of existing industrial estates outside Settlement Boundaries, where a vacant plot remains undeveloped, a reversion to an employment use is proposed following a non-employment change of use or a previous employment or other use has been abandoned;</u> 56. Where conversion or change of use of agricultural buildings outside a Settlement Boundary for employment purposes is proposed, under the terms of policy GN 34 (Conversion or Change of Use of Traditional Buildings Outside Settlement Boundaries).	2180/4	N/A	Supporting employment on existing employment sites is positive.	N/A	Supporting employment on existing employment sites is positive.
FC5.GN13.01	DP GN 13 Residential Development	DP General	Remove the reference to 'Hamlets' from paragraph 5.83, sentence 2 (Reasoned Justification to GN 13) because Hamlets do not form a part of the LDP 2, Deposit Plan 2, Settlement Hierarchy.	New homes in Towns, Service Centres, Service Villages, and Local Villages and Hamlets can be for sale on the open market or be affordable housing to meet local needs, depending on the specific policy requirements in that area.	1507/8	N/A	Typographical error resolved.	Typographical error resolved.	Typographical error resolved.

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FC5.GN13.02	DP GN 13 Residential Development	DP General	The role of this policy is to advise where in principle residential development is permitted and what circumstances would mean that the density anticipated could change.	GN 13 Residential Development - Residential development including self-build will be permitted where the proposal is for one or more of the following: <u>1. Open market housing (including self-catering accommodation) or affordable housing to meet local needs, located</u> within the Settlement Boundary of a Main or Rural Town, Service Centre, Service Village or Local Village as defined in the settlement hierarchy; <u>2. 1. Where it is for the replacement or sub-division of an existing dwelling; or</u> <u>3. 2. The conversion of an historic building to residential use; or</u> 3. A rural enterprise worker's dwelling or One Planet development. New homes on allocated sites in Service Centres and Service Villages and otherwise on sites of 0.10 hectares and above will be built at a density of at least 23 dwellings per hectare, rising to at least 30 dwellings per hectare for sites in Towns. <u>A lower density may be justified</u> in exceptional circumstances, <u>such as where there is</u> evidence of infrastructure or physical constraints may justify a lower density.	4409/2	N/A	Clarification of the wording in terms of the role of the policy.	Clarification of the wording in terms of the role of the policy.	Clarification of the wording in terms of the role of the policy.
FC5.GN15.01	DP GN 15 Housing Mix, Second Homes and Short-term Holiday Lets, Space Standards and Requirements for Lifetime Homes Standards	DP General	Referencing the latest published evidence.	Paragraph 5.99 The Council has identified an ageing population as a key issue for LDP2. Alongside the trend for increasing numbers of over-65s is a trend for an increasing need for properties to be adaptable and potentially accommodate wheelchairs. The Local Housing Market Assessment 2022 identifies that there will be a significant increase in the proportion of the population with a disability between 2017 and 2033. Paragraph 6.31 of the Local Housing Market Assessment 2021 advises that 'Overall, the requirement for 10,901 adaptable homes implies that a notable uplift will be required to the number of homes that meet this standard currently, and that by the end of the Plan period around about 18.0% of the total stock should be available that meet this requirement'. On this basis, 20% of properties on sites of 5 or more must	See GN 15 etc - Issues Report	N/A	Updated information.	Updated information.	Updated information.

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				<p>be built to Lifetime Homes standards. Where market properties are proposed on a site, the percentage requirement will apply to the market properties specifically as Lifetime Homes standards is a requirement of Welsh Development Quality Requirements 2021. Lifetime Homes standards ensure that two-storey properties have a standard wheelchair-accessible ground-floor and that the stairs are straight to potentially accommodate a stair lift without a need for a bespoke track. Bungalows built under these standards have a wider turning circle in the hall areas. Ensuring an appropriate mix of properties to meet the needs of the population is a critical element of ensuring that the Council meets the requirements of the Health and Well-being Act.</p> <p>In addition, the Local Housing Market Assessment 2022 predicts that by 2036, there will be a requirement for 4.1% of the total housing stock to be wheelchair accessible and homes built to wheelchair accessible standard will be supported. In addition, paragraph 6.34 of the Local Housing Market Assessment 2021 advises that 'Overall, the requirement for 2,425 wheelchair user dwellings will mean that by the end of the Plan period, around 4.0% of the total stock should be available to meet this requirement.'</p>					
FC5.GN15.02	DP GN 15 Housing Mix, Second Homes and Short-term Holiday Lets, Space Standards and Requirements for Lifetime Homes Standards	DP General	Clarify the policy approach to housing standards	<p><u>SEE ROW BELOW FOR THE CHANGE</u></p> 	See GN 15 etc - Issues Report	N/A	Clarification of housing standards expectations.	N/A	Clarification of housing standards expectations.

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			<table><tr><th><u>Space Standards</u></th><th><u>WDQR*</u></th><th><u>WDQR Appendix A*</u></th><th><u>Lifetime Homesin WDQR</u> <u>Lifetime Homes in Policy * GN15</u></th><th><u>WDQR Gross Internal Floor Space *</u> <u>Appendix B</u></th><th><u>Building Regulations Part M access to and use of buildings</u></th></tr><tr><td><u>Social Rented (Publicly Funded)</u></td><td><u>100%</u></td><td><u>100%</u></td><td><u>100%</u></td><td><u>100%</u></td><td><u>100%</u></td></tr><tr><td><u>Affordable S106/condition</u></td><td><u>N/A</u></td><td><u>100%</u></td><td><u>100%</u></td><td><u>100%</u></td><td><u>100%</u></td></tr><tr><td><u>Private</u></td><td><u>N/A</u></td><td><u>N/A</u></td><td><u>20%</u></td><td><u>N/A</u></td><td><u>100%</u></td></tr></table> <p>Include this table above between paragraphs 5.100 and 5.101 * = Welsh Development Quality Requirements 2021</p>					<u>Space Standards</u>	<u>WDQR*</u>	<u>WDQR Appendix A*</u>	<u>Lifetime Homesin WDQR</u> <u>Lifetime Homes in Policy * GN15</u>	<u>WDQR Gross Internal Floor Space *</u> <u>Appendix B</u>	<u>Building Regulations Part M access to and use of buildings</u>	<u>Social Rented (Publicly Funded)</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>Affordable S106/condition</u>	<u>N/A</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>Private</u>	<u>N/A</u>	<u>N/A</u>	<u>20%</u>	<u>N/A</u>	<u>100%</u>				
<u>Space Standards</u>	<u>WDQR*</u>	<u>WDQR Appendix A*</u>	<u>Lifetime Homesin WDQR</u> <u>Lifetime Homes in Policy * GN15</u>	<u>WDQR Gross Internal Floor Space *</u> <u>Appendix B</u>	<u>Building Regulations Part M access to and use of buildings</u>																														
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FC5.GN15.03	DP GN 15 Housing Mix, Second Homes and Short-term Holiday Lets, Space Standards and Requirements for Lifetime Homes Standards	DP General	Including a reference to ' <u>or equivalent</u> ' after reference to 'Lifetime Home Standards' in criterion d) of Policy GN 15 is considered appropriate as standards do change over time.	D. All new build residential development on sites of 5 or more units must provide a minimum of 20% of properties built to Lifetime Homes Standards <u>or equivalent</u> and in addition, wheelchair user dwellings will be supported;			See GN 15 etc - Issues Report	N/A	Allowing for changes in specification	N/A	Allowing for changes in specification.																								
FC5.GN15.04	DP GN 15 Housing Mix, Second Homes and Short-term Holiday Lets, Space Standards and Requirements for Lifetime Homes Standards	DP General	Referencing English space standards in error.	Policy GN 15 Reference to the English space standards in the first sentence of paragraph 5.101 is an error and should be deleted. '5.101 The Council has used the English nationally prescribed space standards as a basis to inform the testing of viability on housing sites.'			See GN 15 etc - Issues Report	N/A	Typographical error resolved.	Typographical error resolved.	Typographical error resolved.																								

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FC5.GN16.01	DP GN 16 Residential Allocations	DP General	Edit the table heading to recognise that that unit numbers are estimated and will be subject to more detailed appraisal.	In column 4 and 8 insert the word ' <u>Expected</u> ' as the first word in the column heading.	Milford Housing - Issues Report	N/A	Acknowledgement that numbers are estimates.	N/A	Acknowledgement that numbers are estimates.
FC5.GN16. Haverfordwest.01	DP GN 16 Residential Allocations	Haverfordwest & Merlins Bridge	Amend the GN 16 entries for the Slade Lane site at Haverfordwest to reflect consented / proposed provision of affordable units on phases 1 and 2 of the development and the Welsh Government aspiration to build out subsequent phases based on a 50% affordable housing provision. Also amend the 'Potential for Self-Build' indication to say 'Yes'.	Amend policy GN 16 table entries for S/HSG/040/LDP2/6 - Slade Lane, Haverfordwest, as follows: Indicative Affordable Housing Requirement - Percentage 83% <u>50% (48.0 % phase 1, 52.0 % phase 2 and 50.0 % phase 3)</u> ; Unit Number 275 <u>165 (55 phase 1, 54 phase 2 and 56 phase 3)</u> . Potential for Self-Build - Not Known No, Not Known, <u>Yes</u>	4393/19	N/A	Change is to better reflect the providers intention which will see a drop in affordable housing provision overall.	N/A	Change is to better reflect the providers intention which will see a drop in affordable housing provision overall.
FC5.GN16.Hill Mountain.01	DP GN 16 Residential Allocations	Hill Mountain	Amend GN 16 Residential Allocations HSG/043/LDP2/1 and the Proposals Map inset for Hill Mountain by removing 0.76Ha to the west and adding 0.95Ha to the east, resulting in net increase of 0.19Ha. Increase Units Beyond the Plan Period to accommodate the	Units Beyond The Plan Period = 44 <u>15</u> . Area Ha = 4.46 <u>1.35</u>	4375/1	Yes	Change should result in a better layout for the settlement.	N/A	Change should result in a better layout for the settlement.

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			net increase in allocated area.						
FC5.GN16.Jeffreyston.01	DP GN 16 Residential Allocations	Jeffreyston	Amend the area of residential allocation HSG/047/LDP2/1 South of The Crown to include additional land.	See Map Booklet.	See Jeffreyston - Issues Report.	Yes	Change should result in a better layout for the settlement and better protection of ecology.	N/A	Change should result in a better layout for the settlement and better protection of ecology.
FC5.GN16.Jeffreyston.02	DP GN 16 Residential Allocations	Jeffreyston	Amend size of site HSG/047/LDP2/1 South of The Crown to 0.79ha; change the number of units in the Plan period from 8 to 10	Amend size of site HSG/047/LDP2/1 South of The Crown to 0.79ha; change the number of units in the Plan period from 8 to 10. Minimum Units in Plan Period = 8 <u>10</u>	See Jeffreyston - Issues Report	N/A	Change should result in a better layout for the settlement and better protection of ecology.	N/A	Change should result in a better layout for the settlement and better protection of ecology.
FC5.GN16.Johnston.01	DP GN 16 Residential Allocations	Johnston	Increase residential allocation HSG/048/00038 by 0.95Ha. Increase Units Beyond the Plan Period	Units Beyond The Plan Period = 42 04 <u>4.96</u>	34550/4	Yes	Change does not affect the provision for the Plan period.	N/A	Change does not affect the provision for the Plan period.
FC5.GN16.Maenclochog.01	DP GN 16 Residential Allocations	Maenclochog	Amend GN 16 Residential Allocations HSG/081/LDP2/1 by removing the affordable housing requirement and 100% 15 units and replacing it with Off-site contribution.	Indicative Affordable Housing Requirement: Percentage = 100% <u>Off-site contribution</u> Unit Number = 15	4416/1,2&3 & 2053/1	N/A	The change will reduce the amount of affordable housing provided.	N/A	The change will reduce the amount of affordable housing provided.

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FC5.GN16.PembrokeDock.01	DP GN 16 Residential Allocations	Pembroke Dock	Add 0.29Ha to HSG/096/00238 North of Pembroke Road. Add 7 Units beyond the Plan Period.	Units Beyond the Plan Period 0 <u>7</u> . Area (Ha) 4.52 <u>1.81</u>	See Pembroke Dock Housing - Issues Report	Yes	Change adds a limited amount of housing provision for the Plan area.	The site has been constraint checked. The site adds a limited amount of housing to the Plan area.	Change adds a limited amount of housing provision for the Plan area.
FC5.GN16.PembrokeDock.02	DP GN 16 Residential Allocations	Pembroke Dock	Add the southern part of candidate site 074 (Land at Upper Sycamore Woods (Upper Site)) to the allocation list under policy GN 16 Housing Allocations.	LDP2 Reference: <u>HSG/096/LDP2/3</u> , Site Name: <u>Land south of Sycamore Woods and west of Lavinia Drive</u> Settlement: <u>Pembroke Dock</u> Minimum Units in the Plan Period: 9 Indicative Affordable Housing Requirement: <u>Off-site contribution</u> Delivery Timescale: <u>LT</u> Units Beyond The Plan Period: 0 Area Ha: <u>0.31</u> Potential For Self Build Indicated By Site Promotor: <u>Yes</u>	See Pembroke and Pembroke Dock - Issues Report	Yes	Change adds a limited amount of housing provision for the Plan area. The site has been constraint checked.	The site has been screened in and appropriate assessment undertaken in the updated Habitats Regulations Assessment for Submission.	Change adds a limited amount of housing provision for the Plan area. An edit to the Sustainability Appraisal is proposed see 'Other Edits'
FC5.GN17.Barnlake.01	DP GN 17 Residential Commitments	Barnlake	Add 154/00001 Barnlake Point to Policy GN 17 Residential Commitments. Outline permission (18/0219/PA) granted 19/07/2018 and reserved matters (18/0511/PA) granted 29/08/2019. 24/0651/CL issued 13/03/2025 confirms lawful commencement of aforementioned	DM Ref <u>154/00001</u> Site Name <u>Barnlake Point</u> Settlement <u>Barnlake</u> . Site Total <u>22</u> . Under construction <u>1</u> Commitment units remaining in plan period <u>11</u> Open Market Unit Number <u>11</u> Affordable Housing 0 Delivery Timescale <u>MT/LT</u> Unit beyond plan period <u>11</u> Area <u>1.12</u> Ha	1894/2	Yes	Recognition of an existing commitment	Recognition of an existing commitment	Recognition of an existing commitment.

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			planning permission.						
FC5.GN17.Hook.01	DP GN 17 Residential Commitments	Hook	Amend 040/00015 Harcourt Close. Remove 14 units beyond the plan period and add them to commitment units remaining within the plan period.	Minimum Units in Plan Period = <u>44 28</u> <u>Open Market Unit Number = 44 28</u> Units Beyond The Plan Period = <u>44 0</u> .	34719/1	N/A			
FC5.GN18.Haverfordwest.01	DP GN 18 Slade Lane, Haverfordwest – S/HSG/040/LD P2/6	Haverfordwest & Merlins Bridge	Amend various aspects of GN 18 to reflect various aspects of the representation from Lichfields on behalf of Welsh Government regarding the future development of the Slade Lane site in Haverfordwest.	Modify the GN 18 policy text follows: The Slade Lane, Haverfordwest, residential allocation forms an element of a site that will be masterplanned to provide residential development, <u>providing a range of types, tenures and sizes of housing on site which might include community-led housing and self-build plots, a range of different types of</u> open space, a new primary school, school playing fields and other community facilities <u>(if required)</u> , together with integrated proposals for <u>active and</u> sustainable travel. The first two phases of the site, primarily for residential development, are being taken forward by Pobl housing association and much of the remainder (although not all) is now owned by Welsh Government and will also be delivered for new housing along with other complementary land uses. The size and complexity of this site requires a co-ordinated approach to be taken to its development, with a view to creating a high quality and well-designed environment for its future residents. Welsh Government is leading on the preparation of a masterplan for the entire site, which it is hoped to take forward as Supplementary Planning Guidance to LDP 2 post plan adoption.	4393/20	N/A	Allowing for a wider range of housing provision which is positive.	N/A	Allowing for a wider range of housing provision which is positive.

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FC5.GN18.Haverfordwest.02	DP GN 18 Slade Lane, Haverfordwest – S/HSG/040/LD P2/6	Haverfordwest & Merlins Bridge	Amend paragraph 5.109 to reflect the fact that the Masterplan has now been commissioned and work on this is underway.	Modify paragraph 5.109 (policy GN 18 reasoned justification) as follows: Welsh Government is the owner of much of the remainder of the site has indicated that it intends to <u>commissioned</u> the preparation of a masterplan for the whole site, which will include residential elements and also other related development proposals, including public and amenity open space, sustainable drainage systems (SuDS), a new primary school including playing fields, areas protected for their nature conservation value and all matters relating to sustainable access <u>and active travel.</u>	4393/20	N/A	Updated information.	Updated information.	Updated information.
FC5.GN19A.Maesgwynne.01	DP GN 19A Maesgwynne, Fishguard S/HSG/034F/L DP2/1	Fishguard	Amend the policy text to make reference to the potential for introduction of residential care accommodation and a health centre / clinic within the allocation.	Add the following additional sentence to the end of paragraph 1 of the policy text: <u>Proposals for residential care accommodation and / or for a health centre / clinic within the site area will also be considered, their acceptability being subject to detailed consideration of conformity with Welsh Government policy on accessibility of services and to there being no significant adverse effect on the capacity of the site to deliver new homes.</u>	4188/2	N/A	This would allow for the provision of additional development to support the community.	N/A	This would allow for the provision of additional development to support the community.
FC5.GN19A.Maesgwynne.02	DP GN 19A Maesgwynne, Fishguard S/HSG/034F/L DP2/1	Fishguard	Amend reasoned justification wording to include the potential for introduction of residential care accommodation and a health centre / clinic within the allocation.	Amend reasoned justification paragraph 5.112, by adding the following sentence at the end of the paragraph: <u>In the event that proposals to provide residential care accommodation and / or a health centre / clinic are accepted, in principle, for inclusion within the site, then these too should be incorporated into the masterplan.</u>	4188/2	N/A	This would allow for the provision of additional development to support the community.	N/A	This would allow for the provision of additional development to support the community.

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FC5.GN20.01	DP GN 20 Local Needs Affordable Housing	DP General	Delete the first two sentences of the last paragraph of the policy to ensure consistency with national planning policy.	The authority may seek a higher percentage contribution on any site where local circumstances and/or recent developments in the area suggest it would be financially viable. Where a sustained positive change in the financial viability of development can be demonstrated through monitoring the local authority will seek a higher percentage contribution towards affordable housing.	1533/4	N/A	Edit needed to comply with national planning policy	Edit needed to comply with national planning policy	Edit needed to comply with national planning policy
FC5.GN20.02	DP GN 20 Local Needs Affordable Housing	Llanteg & Llanteglos	Delete reference to Llanteglos in the Band 3 table.	Begelly, Broadmoor, Carew/Sageston, Cold Blow, East Williamston, Kilgetty, Llanteg/ Llanteglos , Milton, New Inn, Pentlepoir, Pleasant Valley, Redberth, Reynalton, Stepside, Summerhill	See Llanteg/Llanteglos - Issues Report	N/A	Change should ensure locations without sufficient services for the community are not highlighted for development.	N/A	Change should ensure locations without sufficient services for the community are not highlighted for development.
FC5.GN20.03	DP GN 20 Local Needs Affordable Housing	DP General	Identify Steynton as being in Band 2 Housing Market Area on the Proposals Maps	Map Change only to show area identified as 'Steynton' in Box 'Band 2' row 3.	See PCC Planning Service/1	Yes	No change.	No change.	No change.

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FC5.GN20.04	DP GN 20 Local Needs Affordable Housing	DP General	Include settlements that should have been referred to in the Deposit Plan	Include the following settlements in the Reasoned Justification boxes <ul style="list-style-type: none"> • <u>Llanddewi Velfrey – Band 2. Area Name - Central</u> • <u>Llanstadwell – Band 2. Area Name – Cleddau Estuary North and West</u> • <u>Scleddau – Band 1. Area Name - North</u> • <u>Cresselly – Band 2. Area Name - Central</u> • <u>Wiseman’s Bridge – Band 3. Area Name – Southern A477 corridor</u> 	PCC Planning Service/2	N/A	Identification of relevant settlements - no implications for policy approach - drafting error	N/A	Identification of relevant settlements - no implications for policy approach - drafting error
FC5.GN21.01	DP GN 21 Exception Sites for Local Needs Affordable Housing	DP General	Include reference to Charitable Trusts as they have the potential to deliver affordable housing	Policy GN 21: Insert at the beginning of the penultimate sentence of para. 5.123:- <u>Along with Charitable Trusts</u> they allow a form of community-led housing.....	4408/1	N/A	Clarification of organisations available to provide community led housing.	N/A	Clarification of organisations available to provide community led housing.
FC5.GN22.01	DP GN 22 Specialist and Supported Accommodation	DP General	Update to reflect national policy guidance on the delivery of Children's Homes.	It is proposed to add the following text at the end of Policy GN 22 Specialist and Supported Accommodation: <u>Exceptionally, a new build children’s home away from settlement boundaries in countryside locations will be permitted where satisfactory evidence is provided that:</u> <u>-There are no suitable opportunities in the local area through the re-use or conversion of existing buildings.</u> <u>-The location chosen is in line with the aims and objectives for the type of service the provider wishes to provide.</u>	See GN 15 etc - Issues Report	N/A	Edit of wording to comply with Welsh Government policy.	N/A	Edit of wording to comply with Welsh Government policy.

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FC5.GN22.02	DP GN 22 Specialist and Supported Accommodation	DP General	An additional paragraph is proposed at the end of the reasoned justification of Policy GN 22 Specialist and Supported Accommodation	<u>Proposals for the provision of children's homes must be located, designed, and equipped to meet the specific needs of the children for whom the service is intended (Guidance for registering a care home for children October 2024). As part of the location assessment service providers are required to consult the Strategic Commissioning Team in the local authority where the home will be located and consider publicly available local data, such as local crime statistics, consult with relevant local services, undertake a risk assessment, and develop risk management strategies. Care Inspectorate Wales will ask for evidence of these assessments having been carried out during the registration process. Ease of access to the local community and relevant facilities, such as education, health, employment, and leisure, as well as access to public transport must be taken into account. Where public transport is limited, the service provider must consider how they will facilitate community access. The Guidance also advises that children's attachment to, and inclusion in, their community is essential for their development of identity, security, and sense of belonging. Some children's care homes may have a rural or isolated location in line with the aims and objectives for the type of service they wish to provide, and for some children this might be a preferred option. However, for most children a well-connected care home which is integrated into the local community will have a positive impact on their well-being. The planning authority will consult with the Strategic Commissioning Team in the local authority on the justification provided for requiring a rural or isolated location where new build is proposed.</u>	See GN 15 etc - Issues Report	N/A	Edit of wording to comply with Welsh Government policy.	N/A	Edit of wording to comply with Welsh Government policy.

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FC5.GN22.03	DP GN 22 Specialist and Supported Accommodation	DP General	Update to ensure consistency with other Plan policies on the release of land for housing at edge of settlement locations and to ensure that need is clearly evidenced.	Split the first sentence of Policy GN 22 Specialist and Supported Accommodation as follows and place emphasis on the requirement to evidence need: <u>New, or extensions to existing, specialist or supported accommodation will be permitted where the following criteria are met: criterion x. a local need for such provision has been satisfactorily evidenced and supported by the local authority's Strategic Commissioning Team.</u> In criterion 1 of Policy GN 22 advise 'New facilities are within or well related to <u>immediately adjoining</u> a settlement boundary' Add a sentence at the end of the Policy GN22 wording to advise: <u>Market housing proposals will not be permitted outside settlement boundaries.</u> Add the following sentence at the end of paragraph 5.124: <u>To ensure local need has been satisfactorily evidenced the planning authority will consult with the housing, social and health services on the appropriateness of proposals coming forward under this Policy (and linked Policies dealing with allocations for housing, the development of community facilities and applying standards for how housing is laid out) to ensure that the provision is meeting Pembrokeshire's strategic needs for accessible housing, supported and specialist housing.</u>	See GN 15 etc - Issues Report	N/A	Edits should ensure that provision is to support the County's needs.	N/A	Edits should ensure that provision is to support the County's needs.
FC5.GN24.01	DP GN 24 Gypsy and Traveller Site Allocations	DP General	Update to take account of representations received and updated information regarding deliverability and capacity issues. Consequently, the Castle Quarry site at Pembroke will be deleted; the Withybush site at Haverfordwest reduced in size	GN 24 Gypsy and Traveller Site Allocations Land is allocated for extensions to the Gypsy and Traveller sites at four <u>three</u> locations, each shown on the Proposals Map: GT/0 Site Reference Site Name Area (hectares) Indicative net gain of pitch number GT/095/LDP2/01 Land to the east of Castle Quarry Gypsy and Traveller site, Monkton, Pembroke 0.354 GT/40/LDP2/01 Land east of Withybush Gypsy and Traveller site 1.21 xxx <u>0.88</u> (hectares)	Gypsy Traveller - Issues Report	Yes	Change should ensure that the resources are focused on the most deliverable of sites and are aligned with the needs of the community.	N/A	Change should ensure that the resources are focused on the most deliverable of sites and are aligned with the needs of the community.

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			and the site at Monkton reduced in terms of the number of units proposed. Delete reference to provision of a transit site in conjunction with new pitches as this is not considered to be good practice.	<p>20-5 (indicative net gain of pitch number)</p> <p>GT/095/LDP2/02 Adjacent to Monkton Playing Field 2.43 (hectares) <u>20-15+</u> (with potential for further pitches beyond the Plan period) Indicative net gain of pitch numbers at the three sites: <u>55 31</u></p> <p>Consequential amendments to the Reasoned Justification: 5.130 Land is ... <u>55 31</u> ... sites at Castle Quarry, Monkton, Pembroke...</p> <p>5:131 At Castle Quarry and Withybush, the extension of the sites may take place in conjunction with improvements to the existing sites. The site Adjacent to Monkton Playing Fields site will provide new pitches and might also have potential for partial use as a transit site should such a need be identified.</p>					
FC5.GN31.01	DP GN 31 Town Centre and Local Retail Centre Development	DP General	Amend 3rd bullet point of criterion A of the Policy to control concentration of fast-food outlets throughout the retail centres.	* In Primary and Secondary Frontage areas <u>all Town Centre locations</u> , development proposals will not be supported where they will create or contribute to an unacceptable concentration of fast-food takeaways.	34485/32	N/A	Change will improve the Plan's approach to assessing take away proposals.	No change.	Change will improve the Plan's approach to assessing take away proposals.
FC5.GN31.02	DP GN 31 Town Centre and Local Retail Centre Development	DP General	Amend paragraph 5.165 as a consequential amendment to Focussed Change FC5.GN31.01	5.165 Concentrations of units operating solely as fast-food take-aways are unlikely to support the well-being of residents or visitors. The well-being of residents and visitors includes their mental and physical health and is intended to support the well-being goal of 'a healthier Wales' by ensuring that such uses do not become over-concentrated within Primary Retail Frontages Town Centres.	34485/32	N/A	Change will improve the Plan's approach to assessing take away proposals.	No change.	Change will improve the Plan's approach to assessing take away proposals.
FC5.GN31.03	DP GN 31 Town Centre and Local Retail	DP General	Provide a definition of 'unacceptable concentration of	5.165 Concentrations of units operating solely as fast-food take-aways are unlikely to support the well-being of residents or visitors. The well-being of	34485/32	N/A	Change will improve the Plan's	No change	Change will improve the Plan's

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	Centre Development		fast-food takeaways'.	residents and visitors includes their mental and physical health and is intended to support the well-being goal of 'a healthier Wales' by ensuring that such uses do not become over-concentrated within Primary Retail Frontages. <u>No more than 33% of shop units within the Town Centre; no more than 33% of frontage length of Primary Retail Frontages; and no more than 3 consecutive units within the Town Centre should be in sole fast-food takeaway use.</u>			approach to assessing take away proposals.		approach to assessing take away proposals.
FC5.GN42.01	DP GN 42 Protection of Local Nature Reserves (LNR), Regionally Important Geodiversity Sites (RIGS) and Peat Deposits	DP General	Add further policy wording and reasoned justification on the protection of Peatland.	<p>GN 42 Protection of Local Nature Reserves (LNR), Regionally Important Geodiversity Sites (RIGS) and Peat Deposits</p> <p>Development proposals that would affect Local Nature Reserves, <u>and</u> Regionally Important Geodiversity Sites <u>and areas of Peat Deposits</u> will only be permitted where it can be demonstrated that:</p> <p>1 unavoidable.</p> <p><u>Peatland is an irreplaceable resource and considerable weight should be given to protecting it. If peat is identified within a proposed development it will be necessary to refuse permission unless other significant material considerations indicate otherwise.</u></p> <p><u>5.242a The impact on peatland soils and habitats is an important consideration in determining planning applications. The extent and distribution of Peatland in Pembrokeshire is shown on the Peatland Data Portal^{30a} and on PCC's Constraint map.</u></p> <p>New Footnote -<u>30a For further detail on the location of peatland in Pembrokeshire see https://smnr-nrw.hub.arcgis.com/apps/d18ef8c74ecc4dc4a0cbf71ab6935ba0/explore</u></p>	1507/12	N/A	Edit of wording to comply with Welsh Government planning policy.	Edit of wording to comply with Welsh Government planning policy.	Edit of wording to comply with Welsh Government planning policy.
FC5.GN44.01	DP GN 44 Protection and Enhancement of Biodiversity	DP General	Amend policy wording to better reflect national planning policy and guidance.	<p>GN 44 <u>Protection and Enhancement of Biodiversity, Ecological Networks, Habitats and Species</u></p> <p>All development proposals should demonstrate a positive approach to maintaining and enhancing biodiversity and should promote the resilience of</p>	4409/12 & 4393/15	N/A	Edit of wording to comply with Welsh Government	Edit of wording to comply with Welsh Government	Edit of wording to comply with Welsh Government

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				<p>ecosystems.</p> <p>Any development that would disturb or otherwise harm protected species or their habitats, or the integrity of other habitats, sites or features of importance to wildlife and individual species will only be permitted in exceptional circumstances, where the effects are minimised or mitigated through careful design, work scheduling or other appropriate measures.</p> <p><u>All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created where ever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species.</u></p> <p>All development proposals must submit a Green Infrastructure Statement to demonstrate a net benefit for biodiversity in accordance with the step-wise approach.</p>			planning policy.	planning policy.	planning policy.
FC5.GN46.01	DP GN 46 Coastal Change	DP General	Policy is proposed for deletion as TAN 15 development, flooding and coastal erosion has been published (1st April 2025)	<p>Delete Policy GN 46 Coastal Change and reasoned justification: GN 46 Coastal Change</p> <p>Within coastal change management areas identified on the constraints map, development will only be permitted where:</p> <p>1. It is water compatible development, essential transport and utilities infrastructure, and justified less vulnerable development; or</p> <p>2. It would not create new, or change of use to, any type of use class C, residential development, including the conversion or extension of existing buildings; or</p> <p>3. It would not extend an existing use class C residential property.</p> <p>5.260 Accounting for the potential for coastal</p>	1894/3 34485/34	N/A	National Planning Policy will provide the framework.	National Planning Policy will provide the framework.	National Planning Policy will provide the framework.

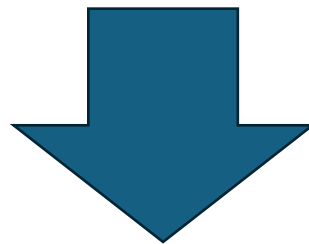
Change Number	Deposit Plan Ref	Location	Action Proposed	Focussed Change Proposed (edits to be shown as <u>bold and underlined</u> for inserts and strike through and bold for deletes.)	Reason the change is proposed or Rep Reference	Map Needed	Sustainability Appraisal	Habitats Regulations Assessment	Equality Impact Assessment
				<p>change within the Local Development Plan is a precautionary approach and excludes new or extensions to residential development within or partly within areas at risk from flooding or coastal erosion. The proposals map shows areas of risk within the lifetime of the plan and beyond, where no existing or planned sea defences are expected to safeguard property.</p> <p>5.261 Sea-level rise data has been used to define areas at risk of flooding, and these are shown on the constraints maps as coastal change areas. The constraints map includes the Natural Resources for Wales Flood Map for Planning (FMfP). This includes layers called 'FMfP TAN 15 Defended Zones' and 'FMapf P Flood Zones 2 and 3'. These layers need to be viewed together and in combination define what this Plan is referring to as the 'coastal change management areas' – but to note that it is only the 'sea' element of Flood Zones 2 and 3 that need to be considered in the latter case.</p> <p>5.262 The approach seeks to reduce risk to existing communities and vulnerable properties, as well as defining areas where properties are likely to be at risk in the future. Vulnerable development should not be allowed to take place in areas where flood, inundation or coastal erosion are likely to occur during the lifetime of the property. The lifetime of the property is a key consideration and mapped areas will always be considered to be at risk over the long term, which for the purposes of this Plan is taken to relate to a 1 in 100 year flood event.</p> <p>5.263 For the purposes of this policy residential development is taken to include all proposals relating to use class C</p>					
FC5.GN47.01	DP GN 47 Water Quality and Protection of Water Resources	DP General	In the paragraph below the 3 x criteria, amend sentence 1 by replacing 'phosphorus' with 'nutrient'.	Development will only be permitted if it can be demonstrated that there is no adverse effect on the integrity of <u>phosphorus nutrient</u> sensitive riverine Special Areas of Conservation (SACs).	34450/15	N/A	Clarification of wording	Clarification of wording	Clarification of wording

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FC5.GN47.02	DP GN 47 Water Quality and Protection of Water Resources	DP General	In the reasoned justification paragraph 5.264, replace the reference to 'The Water Environment Regulations 2017' in sentence 2 with its full title.	The Water Environment <u>(Wales Framework Directive) (England and Wales)</u> Regulations 2017 set out the requirements in relation to the water environment and full regard should be had to its content when addressing matters relating to water quality and riverine ecological health.	34450/15	N/A	Updated information.	Updated information.	Updated information.
FC5.GN48.01	DP GN 48 Green Wedges	DP General	Correct typographical error	Paragraph 5.281: Specific details of each of the designations...LDP Background Paper 'Green Wedges' 2022 2019 .'	Planning Service/7	N/A	Updated information.	Updated information.	Updated information.
FC5.GN48.Pembroke.01	DP GN 48 Green Wedges	Pembroke	Extend Green Wedge	See Maps Booklet.	Gypsy Traveller – Issues Report	Yes	Positive change for local environment and see FC5.GN24.01 .	Positive change for local environment .	Positive change for local environment and see FC5.GN24.01 .
FC5.GN51.Johnston.01	DP GN 51 Protection and Creation of Outdoor Recreation Areas	Johnston	Change OSP/048/07 from recreational open space to amenity open space. Reduce by 0.95Ha from 1.64ha to 0.69Ha	Proposals Map changes only.	34550/4	Yes	Correction of labelling	Correction of labelling	Correction of labelling
FC5.GN51.Narberth.01	DP GN 51 Protection and Creation of Outdoor Recreation Areas	Narberth	Google 2024 aerial photography and the streetview identifies a new football pitch in Narberth and needs to be shown on the Inset Map.	Show Narberth's new football pitch on the Proposals Map .	Planning Service/9	Yes	Showing an existing pitch on the Proposals Map	Showing an existing pitch on the Proposals Map	Showing an existing pitch on the Proposals Map

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FC5.GN52.Llanteg.etc.01	DP GN 52 Protection of Open Spaces with Amenity Value	Llanteg & Llanteglos	Remove the Open Space designation at Llanteglos from the Proposals Map.	See Map Booklet.	See Llanteg/Llanteglos - Issues Report	Yes	Updated information.	Updated information.	Updated information.
FC5.GN52.Pembroke.01	DP GN 52 Protection of Open Spaces with Amenity Value	Pembroke	Amend open space reference OSP/095/23 to remove western section, leaving only the eastern area planted with trees circa 2017.	See Map Booklet.	See Pembroke Dock - Issues Paper	Yes	Updated information available.	Updated information available	Updated information available
FC.GN52.Pembroke Dock.01	DP GN 52 Protection of Open Spaces with Amenity Value	Pembroke Dock	Remove 0.29Ha from GN 52 Protection of Open Spaces with Amenity Value Reference OSP/096/LDP2/06 Land north of Pembroke Road	See Map Booklet.	See Pembroke Dock - Issues Paper	Yes	Updated information.	Updated information.	Updated information.
FC.GN52.Pembroke Dock.02	DP GN 52 Protection of Open Spaces with Amenity Value	Pembroke Dock	Remove 0.31Ha from GN 52 Protection of Open Spaces with Amenity Value Reference OSP/096/LDP2/10 Land at Sykemoor.	See Map Booklet.	See Pembroke Dock - Issues Paper	Yes	Updated information.	Updated information.	Updated information.

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FC5.GN56.01	DP GN 56 Caravan, Camping and Chalet Development	DP General	Insert explanatory text at the end of paragraph 5.315 relating to chalets.	5.315 Glamping is defined as a form of accommodation which has been pre-erected on-site and can include yurts, tepees, pods, tree houses and safari tents, although it can be provided by a range of other structures. The degree of locational permanence, scale and design will determine how these structures are considered. <u>Chalets are also pre-erected on site and have a range of styles. The degree of permanency and type of building materials will determine whether such structures are considered under this policy or under Policy GN 58 Self-Catering Accommodation.</u>	Caravan and Camping - Issues Report	N/A	Clarification of wording	Clarification of wording	Clarification of wording
FC5.GN56.02	DP GN 56 Caravan, Camping and Chalet Development	DP General	Amend the 3rd sentence of paragraph 5.319 to clarify what is meant by 'adjacent to a settlement'.	5.319.....Proposals that would result in a medium or large site area must be <u>within or adjacent</u> (within 400m) <u>of to</u> a settlement, consistent with the sustainable strategy and settlement hierarchy of the Plan...	Caravan and Camping - Issues Report	N/A	Clarification of wording	Clarification of wording	Clarification of wording
FC5.GN56.03	DP GN 56 Caravan, Camping and Chalet Development	DP General	Include a definition of 'landscape capacity' in paragraph 5.311.	5.311 The tourism offer in Pembrokeshire should be a quality sustainable provision, which gives visitors an outstanding experience and maximises the benefits that tourism brings for local communities, whilst minimising potentially adverse landscape and other environmental impacts. <u>Landscape capacity is the amount of change that a landscape character area can accommodate without adverse changes to the character or key characteristics or undue consequences for the achievement of landscape policies in the area. It takes into account existing development within the area as well as the landscape sensitivities and considers potential cumulative effects at a strategic level.</u>	Caravan and Camping - Issues Report	N/A	Clarification of wording	Clarification of wording	Clarification of wording

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FC5.GN57.01	DP GN 57 Site Facilities	DP General	Amend paragraphs 5.322 and 5.323 to clarify requirements of the policy.	<p>5.322 The Authority is keen to see improvements that will increase the quality of the tourism offer provided in a way that does not harm the environment and landscape or impact negatively on facilities that are located in nearby settlements <u>that serve the wider community.</u> In a number of sites it will be desirable to improve washing and toilet facilities, and in larger sites the provision of additional facilities such as laundry facilities or a games room may be justified. Where possible existing structures or buildings should be re-used.</p> <p>5.323 The design and siting of facilities needs to be sensitive to the landscape. <u>Site facilities comprise a wider range of amenities and services than those serving the wider population and include showers, toilets, dish-washing and laundry facilities as well as shops, leisure and sports facilities and buildings intended for social activities and entertainment. Criterion 2 of the policy therefore requires that all aspects of such facilities that can impact on the environment are fully considered. Such considerations include impacts on the landscape - such as siting, landscaping and lighting.</u> Any landscaping measures should maximise biodiversity and use native species appropriate to the landscape setting and. Any proposals must demonstrate they are in line with the requirements of the Caravan, Camping and Chalet Landscape Capacity Assessment, which as noted above will form the basis for SPG. <u>Other potential impacts on the environment include sewage and waste-water disposal, noise, impacts on wildlife and biodiversity and amenity of neighbouring properties and businesses.</u></p>	Caravan and Camping - Issues Report	N/A	Clarification of wording	Clarification of wording	Clarification of wording

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FC5.GN58.01	DP GN 58 Self-catering Accommodation	DP General	Correct drafting error to Policy.	GN 58 Self-Catering Accommodation Self-catering accommodation will be permitted where it is located within a Town, Service Centre, <u>or</u> Service Village <u>or Local Village</u> as defined in the Plan's settlement hierarchy.					4326/5	N/A	Drafting error	Drafting error	Drafting error	
FC6.App01.01	DP Appendix 1: Affordable Housing Table	DP Appendix 1: Affordable Housing Table	Updated the anticipated affordable housing provision figures. Replace whole of the existing table.	<u>SEE ROW BELOW FOR THE CHANGE</u> 						N/A	Updating of figures - no change to policy	Updating of figures - no change to policy	Updating of figures - no change to policy	
		<div><div>Affordable Housing Projections</div><div>Number of units</div></div>	<div><div>A - Completions Total completions (housing surveys 2017-2023)</div><div>553</div></div>	<div><div>B - Under Construction Units under construction (as at April 2023)</div><div>74</div></div>	<div><div>C - Commitments</div><div>251</div></div>	<div><div>D - RSL Allocations</div><div>796</div></div>	<div><div>D - Non-RSL Allocations</div><div>153</div></div>	<div><div>E - Large Windfall (5+) for 2026-2033</div><div>31</div></div>	<div><div>E - Large Windfall Exception Sites 5+ for 2026-2033</div><div>197</div></div>	<div><div>F - Small Windfall (under 5 units) for 2024-2033</div><div>0</div></div>	<div><div>Total</div><div>2055</div></div>			
FC6.App2.PembrokeDock.01	DP Appendix 2: Housing Components and Trajectory	Pembroke Dock	Change HSG/096/00238 Units Beyond the Plan Period	Units Beyond The Plan Period = <u>0 7</u>					See Pembroke Dock Housing - Issues Report	N/A	Change adds a limited amount of housing provision for the Plan area.	The site has been constraint checked. The site adds a limited amount of housing to the Plan area.	Change adds a limited amount of housing provision for the Plan area.	

Change Number	Deposit Plan Ref	Location	Action Proposed	Focussed Change Proposed (edits to be shown as <u>bold and underlined</u> for inserts and strike through and bold for deletes.)	Reason the change is proposed or Rep Reference	Map Needed	Sustainability Appraisal	Habitats Regulations Assessment	Equality Impact Assessment
FC6.App2.PembrokeDock.02	DP Appendix 2: Housing Components and Trajectory	Pembroke Dock	Insert anticipated timing and phasing for new allocation HSG/096/LDP2/3	Settlement Tier: <u>Urban</u> LDP2 Reference: <u>HSG/096/LDP2/3</u> Site Name: <u>Land south of Sycamore Woods and west of Lavinia Drive.</u> Settlement: <u>Pembroke Dock</u> Total Units to be delivered in Plan period: <u>9</u> Time period for pre-application discussion/PAC consultation: <u>2026</u> Time period for submission of planning application and determination: <u>2026</u> Time period for the discharge of relevant conditions to enable site construction: <u>2027</u> Number of units complete: <u>N/A</u> Number of units UC: <u>N/A</u> 2027-28: <u>4</u> 2028-29: <u>5</u>	See Pembroke and Pembroke Dock - Issues Report	N/A	Change adds a limited amount of housing provision for the Plan area.	The site has been constraint checked. The site adds a limited amount of housing to the Plan area.	Change adds a limited amount of housing provision for the Plan area.
FC6.App02.Johnston	DP Appendix 2: Housing Components and Trajectory	Johnston	Change HSG/048/00038 Units Beyond the Plan Period	Units Beyond The Plan Period = <u>42 63</u>	34550/4	N/A			
FC6.App2.Hill Mountain.01	DP Appendix 2: Housing Components and Trajectory	Hill Mountain	Change HSG/043/LDP2/1 Units Beyond the Plan Period	Units Beyond The Plan Period = <u>44 15</u>	4375/1	N/A	A better layout is proposed which results in some limited additional housing	N/A	A better layout is proposed which results in some limited additional housing
FC6.App2.Jeffreyston.01	DP Appendix 2: Housing Components and Trajectory	Jeffreyston	Change units to be delivered in plan period, anticipated timing and phasing of HSG/043/LDP2/1	Total Units to be delivered in Plan period: <u>8 10</u> Time period for pre-application discussion/PAC consultation: <u>2027 2026</u> Time period for submission of planning application and determination: <u>2028 2026</u> Time period for the discharge of relevant conditions to enable site construction: <u>2028 2027</u> 2027-28: <u>5</u> 2028-29: <u>5</u> 2029-30: <u>4</u> 2030-31: <u>4</u>	See Jeffreyston - Issues Report	N/A	Change should result in a better layout for the settlement and better protection of ecology.	N/A	Change should result in a better layout for the settlement and better protection of ecology.

Change Number	Deposit Plan Ref	Location	Action Proposed	Focussed Change Proposed (edits to be shown as <u>bold and underlined</u> for inserts and strike through and <u>bold</u> for deletes.)	Reason the change is proposed or Rep Reference	Map Needed	Sustainability Appraisal	Habitats Regulations Assessment	Equality Impact Assessment
FC6.App2.Barnlake.01	DP Appendix 2: Housing Components and Trajectory	Barnlake	Insert trajectory for 154/00001 Barnlake Point into Appendix 2 of the Local Development Plan Table C to take account of an extant planning permission.	Settlement Tier <u>Cluster Local Village.</u> Development Monitoring Ref <u>154/00001.</u> Site Name <u>Barnlake Point.</u> Settlement <u>Barnlake.</u> Total Units <u>22.</u> Number of Units Complete <u>0.</u> Number of units remaining (NS+U/C-Post 2033) <u>11.</u> Number of units under construction <u>1.</u> 2027/28= <u>5.</u> 2028/29= <u>6.</u> Units beyond Plan period <u>11.</u>	1894/2	N/A	Acknowledgement of existing commitment	Acknowledgement of existing commitment	Acknowledgement of existing commitment.
FC6.App2.Hook.01	DP Appendix 2: Housing Components and Trajectory	Hook	Amend trajectory for 040/00015 Harcourt Close to include 14 additional units within the plan period.	Number of units remaining (NS+U/C-Post 2033) <u>14</u> <u>28.</u> <u>2024-25= -4 14</u> <u>2025-26= -4 8</u> <u>2026-27= -4 6</u> <u>2027/28= 2 0</u> Units beyond Plan period <u>14 0</u>	34719/1	N/A			
FC6.App04.01	DP Appendix 4: Monitoring Framework	DP General	Replace the trigger proposed for action regarding changes in house prices and build cost triggering further research into Policy GN 16 Residential Allocations or GN 20 Local Needs Affordable Housing	Amend the trigger for further action for Policy GN 16 and Policy GN 20 in the Monitoring Section of the Plan by deleting the second trigger for Policy GN 16/GN 20 Local Affordable Housing Needs : D – Sustain resourceful communities by providing a range and mix of homes supported by key community facilities and services. GN 16 Residential Allocations and GN 20 Local Needs Affordable Housing Viability (CORE) To monitor trends (positive and negative) in key determinants of market conditions and viability such as, house prices, land values, build costs. Should average house prices increase by 5% above the base price of 2023 levels sustained over 2 quarters then the Authority will consider other triggers identified in the Affordable Housing SPG & may conduct additional viability testing & modify the targets established in GN 16 & GN 20 Land Registry Data Further Investigation/ Research. Depending on outcome of further investigation could lead to Policy Review or Plan Review.	Housing Policies - Issues Report	N/A	Clarification of monitoring triggers	Clarification of monitoring triggers	Clarification of monitoring triggers

Change Number	Deposit Plan Ref	Location	Action Proposed	Focussed Change Proposed (edits to be shown as <u>bold and underlined</u> for inserts and strike through and bold for deletes.)	Reason the change is proposed or Rep Reference	Map Needed	Sustainability Appraisal	Habitats Regulations Assessment	Equality Impact Assessment
				<p>This will mean that the whole row is deleted.</p> <p>Edit the Trigger point in row 3 column 5 for Policy SP3 Affordable Housing Target on page 246: <u>If the total number of dwellings built is less than 25% below the target of 125 <u>dwellings per annum</u> for 3 years running. Add the following to row 3 column 5 for Policy SP3 Affordable Housing Target on page 246: <u>If the reasons for this affordable housing target not being met are as a result of the outcome of independent financial viability assessments then this aspect of affordable housing delivery, in particular, will require particular focus through the Annual Monitoring process.</u></u></p>					