LICHFIELDS

Written Statement

Date 23 October 2026
To Inspector Ian Stevens, PEDW
From Helen Ashby-Ridgway, Lichfields (ID 4409)
on behalf of Pembrokeshire Living Limited (ID 4410)

Subject Pembrokeshire County Council LDP2: Matter 2

Inspector's Questions:

4. Are the provisions of Policy GN 13 clearly expressed and consistent with the requirements of national planning policy?

a. Is a sentence missing before criteria 1-3 explaining where housing in the countryside will be supported?

b. Are the density levels appropriate and justified

Response

1.1 Pembrokeshire Living suspects that the Council's edits to emerging Policy GN13 seek remove unnecessary restrictions on the type of residential development accepted within a settlement boundary. The principle of the change in the emerging policy is welcomed. However, having read the wording, it now seems that the precise wording would do the opposite. It would overly restrict residential development to one of four types of development: replacement or sub-division of an existing dwelling, conversion of an historic building, a rural enterprise worker dwelling or One Planet development.

1.2 Pembrokeshire Living suspects this is an editing error as we would expect <u>all</u> residential development to be permitted within the settlement boundaries of the defined settlements. These would be the most sustainable locations for such development, and it would be consistent with the overall spatial strategy. Restricting unallocated residential development to only one of the four types of development would be contrary to the strategy summary set out in the matrix table in paragraph 4.31 of the emerging Plan.

1.3 The revisions that recognise there may be circumstances where density needs to be lower than the 23/30dph thresholds in the draft policy, are welcomed. Pembrokeshire Living makes no comment on the thresholds set out.

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