



Local Development Plan 2 (2017 – 2033)

**Feedback from Members and Stakeholder April 2018
Seminars: Draft Issues**

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Local Development Plan Review (LDP2: 2017 – 2033) - Revised Issues

Introduction

Seminars were held with County Councillors (23 April 2018) and Stakeholders (26 April 2018) to engage them in the review of the Local Development Plan and included specific focus on identified issues with land use implications for the review. Draft Issues were presented at the seminars and attendees were asked, in breakout groups, to

- i) Comment on the draft issues (are any missing? etc.)
- ii) Identify 3 key issues
- iii) Provide any further feedback, including whether the items are listed under the right headings, whether the headings (from the Well-being priorities) are appropriate.

The comments were recorded on flipcharts and fed back to the room, providing an opportunity to amend or add to the comments. The comments as recorded are set out in full (see Appendix 1) along with additional comments received by email.

Comments Received

The comments are set out under the headings discussed within the seminar. These are followed by suggested recommendations and track change amendments to document '**Local Development Plan Draft Review (LDP2: 2017 – 2033) Issues and Headlines**' which appears at Appendix 2.

In some cases the issues raised are central to the approach to housing development in urban and rural areas, including how we approach the settlement hierarchy, settlement boundaries, infill and rounding off. These issues will form part of a future consultation on Strategic Options for Housing which will set out options for how much housing development is required and where it should be located.

Key Issues

Attendees were asked to identify, within the breakout groups, their 3 key issues. These are set out below, and highlighted within the revised issues document.

- ❖ Sustainable access, infrastructure provision
- ❖ Housing – the right housing¹ in the right place; Need for people to be able to live within their community and family area; Homes for all
- ❖ Environment, climate change and sustainability,
- ❖ protecting biodiversity and resilience of ecosystems
- ❖ Tourism – changing accommodation provision

¹ Closely linked to the health agenda and ageing population

- ❖ Employment - how much, what sort, diversification and agile working;
- ❖ Small / local scale for housing and employment to create strong communities
- ❖ Sustainable energy and grid access
- ❖ Recognise the value of heritage, language and culture in place making
- ❖ Transport, improve bus services in rural areas
- ❖ Link new development with regeneration projects
- ❖ Green spaces retain for benefit of the community
- ❖ Migration and loss of younger people – good quality, well paid jobs, further education and lively places
- ❖ Town centres – reduce vacancies and support for local businesses, living in town centres and business rates; town centre regeneration
- ❖ Settlement boundaries need a common sense approach
- ❖ Plan for older populations and changes to the NHS

Next Steps

An informal consultation on the Issues the LDP should address, the draft Vision and draft Objectives alongside Growth options for the LDP Strategy will take place between July and September 2018. This will involve specific workshops with Members, Stakeholders and Community Councils, but all papers will also be published on the website with the opportunity for members of the public to comment. Following this informal consultation, the Preferred Strategy will be published in December 2018, which will be subject to a formal public consultation.

| APPENDIX 1: Issues Comment Summary | | |
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| Issue – Comment Summary | Response | Recommended Change |
| LIVING AND WORKING | | |
| <p>Health and Health Services Health and planning agendas need to be aligned and restructuring of health services and need to look for a new hospital site</p> | <p>Changes to the health service and the provision of local hospital services are currently being consulted on within the Hywel Dda Health Service Board Area. Whilst it is too soon to fully appreciate the land use implications for this, there is clearly a strong relationship between the ageing population of Pembrokeshire and health services to ensure the populations well-being</p> | <p>Amend to refer to the need for appropriate healthcare</p> |
| <p>Housing Plan for housing for older persons, integrated within the community, and mix of housing to meet need and desires (including smaller dwellings where people want to live) Vacant houses</p> <p>Strategic sites – viable option? Not coming forward Need flexibility for sites not immediately adjacent to a settlement boundary but otherwise acceptable, and common sense approach to boundaries Sites not coming forward because of viability issues</p> | <p>A range of housing related issues were for the LDP review. The majority of issues raised can be influenced through land use policy and</p> <ul style="list-style-type: none"> - Support for housing within communities to meet people’s needs, including infill and rounding off ; - Approach to settlement boundaries - Developable sites – size and viability | <p>Include / amend issues to refer to homes for all, site size and development within communities.</p> |
| <p>Affordable Housing If no affordable housing need at small settlements, seek s106 from any market housing</p> | <p>The contribution that small sites can make towards affordable housing development elsewhere should be explored to ensure that the provision of affordable housing is maximised to meet need</p> | <p>Amend to refer to the potential for achieving affordable housing contributions through small market housing sites. The forthcoming Strategic Options paper will consider this further.</p> |

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| <p>Employment Small local employment sites needed to support lifestyle and place, encourage live work units. Strategic sites are not coming forward Need to diversify employment to prepare for end of fossil fuel era Vacant businesses Strategy to bring employment sites forward and for their delivery Accommodation for those working in rural areas</p> | <p>The issues highlighted following the LDP Review report, identify the lack of strategic employment sites coming forward. The seminars highlighted the need to look at alternatives and to consider an approach to employment sites which enables sites within communities and within rural areas to come forward.</p> | <p>Amend employment issues to include ‘There is a need to ensure that local employment sites come forward to support employment in communities and to plan for reducing reliance on fossil fuels’.</p> |
| <p>Local Builders Local builders are able to bring forward small / medium sites</p> | <p>The issues recognise that large housing sites have generally not come forward as anticipated within the LDP. However greater clarity could be provided to refer to small and medium sites and the potential for the local market to bring these sites forward.</p> | <p>Amend to add ‘and small and medium size sites are more likely to be brought forward by the local housing market’.</p> |
| <p>Sustainability Look after the well- being of future generations</p> | <p>Agree. Refer to future generations within the issue of strong and resourceful communities.</p> | <p>Amend to refer to future generations.</p> |
| <p>Town Centres Changes to town centres need to be recognised and town centres are evolving (e.g. working from home). Be more flexible to change of use within the town centre for a day and night economy Higher quality housing in town centres (not HMO)</p> | <p>It is agreed that a revised approach to our town centres is needed to support their being vital and viable places into the future.</p> | <p>Amendment to the town centre issue is required to recognise that a new approach is necessary which recognises that the role of town centres is changing.</p> |
| <p>Tourism Caravans – new approach needed to SE and sites on merits</p> | <p>The impact of tourist accommodation on the landscape has changed along with the types of accommodation now being sought – yurts, glamping etc require reconsideration of the policy approach, and</p> | <p>Amend to include reference to where new sites can be located, or extended.</p> |

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| | whilst this is partly recognised within the identified issues, location should also be emphasised as an issue | |
| RESOURCEFUL COMMUNITIES | | |
| Community integration Link new developments to regeneration areas in existing towns to allow them to prosper | The LDP will encourage and allocate the development of sustainably located previously developed land. This approach will support the regeneration of town (centres) when sites are available for development. | No change is proposed to accommodate this comment, however the point is noted. |
| Welsh Language LDP 2 to address Welsh language issues | Whilst influences on the Welsh language go beyond land use planning, there is a role for the LDP by establishing the conditions to allow sustainable communities to thrive. | Amend the list of issues to include reference within the Welsh language to include ‘ the need to maintain and enhance the use of the Welsh language through the scale and location of housing development, employment and community facilities’ |
| Waste storage Collection and storage waste and planning for recyclables | The support for recycling means that generally more space is required at individual properties and communal properties to storage recyclables for collection. | A footnote is included to refer to homes to suit people’s needs, to state ‘including waste and recycling storage’ |
| Place making Strong communities / Community Cohesion / Strong leadership is required in communities Impact of second homes on communities | Place making can help to make communities stronger and should be raised as an issue for the LDP review. | Amend under the resourceful communities heading to state ‘ strong and resourceful communities can be enabled through place making’ |
| TACKLING RURALITY | | |
| Scale and Location of Housing Size of sites need to reflect the Pembrokeshire market and allow for windfall sites and % consented which are not built. | The Review Report has identified that strategic housing sites are not coming forward, and a revised approach will be required to reflect the Pembrokeshire market, including self-build housing’. See Recommended change to ‘local builders’ comment. [which proposes a | See Recommended change to ‘local builders’ comment. [which proposes a change to strategic housing issue as |

| APPENDIX 1: Issues Comment Summary | | |
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| Issue – Comment Summary | Response | Recommended Change |
| Infill and rounding off required at hamlets and small villages to tackle rurality and provided much needed development in local communities, and consideration to extending 'blue' village boundaries to compensate for slow development in red ones LDP2 to address rurality issues | change to strategic housing issue 'Amend to add 'and small and medium size sites are more likely to be brought forward by the local housing market'. | follows 'Amend to add 'and small and medium size sites are more likely to be brought forward by the local housing market'.] |
| Migration Address the causes of out migration of young people – housing self build, affordable housing, job opportunities, lively places | Agreed. This is included as an issue for the Review of the LDP2. | Amend to include 'There is a need to address out-migration of young people through housing, employment and enlivened town centres' |
| Culture Requires a higher profile | Agreed. | There is a need to recognise the value of language, heritage and culture in place making' as an issue. |
| Transport Abolition of Cleddau Bridge charges and impact on how the county functions / where people live Incorporate transport plan | Whilst the abolition of bridge charges may affect where people choose to live, new housing development should help to support sustainable communities and reduce the need to travel. The support for including the transport plan is noted. | Issues identified include the need to support homes and employment within communities and this issue, whilst valid does not need to be identified separately. No change required in relation to the transport plan. |
| PROTECTING OUR ENVIRONMENT | | |
| Coastal Erosion PCNPA approach to climate change supported Coastal erosion situation may have been overstated | Climate change and the potential effect on coastal erosion is well documented. | No change to the issues is made. |

| APPENDIX 1: Issues Comment Summary | | |
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| Issue – Comment Summary | Response | Recommended Change |
| <p>Open Spaces Protection of open spaces and GI important to ensure spaces are available to communities</p> | It is agreed that access to open space and green infrastructure can have significant benefits for well-being and this is identified within the issues document | Amend the open space and green infrastructure (GI) issue to expand on the benefit to communities. |
| <p>Historic Environment / heritage Add an item on historic environment Need to address this in LDP2</p> | Agreed. | Add 'ensuring that the historic environment is recognised and protected, conserved and enhanced'. |
| <p>Environment Links to right development in the right place and local distinctiveness. Lower density of development can be an opportunity to improve GI and 'resilient ecological networks'</p> | High density residential development does not necessarily fit the sense of place or contribute to the enhancement of ecosystems. There is also the potential for gardens to contribute to the well-being of residents. | Amend to state 'Respecting the benefits of gardens and their contribution to wildlife, habitats, biodiversity and sense of place and where possible, ensuring that this is reflected in the density of new housing development'. |
| <p>Climate Change Flooding – is this a key issue?</p> | The potential for climate change to result in extreme weather episodes including flooding and is recognised it was not however raised as a key issue within the seminars | No change to the key issues, is proposed. Flooding is however raised as a climate change issue. |
| <p>Renewable Energy Low energy properties and combined heat / power projects Appropriate low energy required as part of housing schemes</p> | Renewable and low energy approaches to development are part of the globally responsible approach to energy development. | Add 'renewable and low energy use should be supported within housing developments. |
| <p>Agriculture Intensification of agricultural practices and changes to farming methods Nitrate Vulnerable Zones and their impact on farming</p> | Add intensification of agricultural practices and potential impact on NVZs should be recognised as an issue in Pembrokeshire | Add 'intensification of agricultural practices and potential impact on the environment including NVZs. |

General Comments

| Issue | Response | Appendix 1 |
|---|--|---|
| The grouping of issues reflects the Well-being of Future Generations, however many issues are cross-cutting between several different WFG themes. | Many of the comments received demonstrated the relationship and synergy between issues and the potential for influence across a range of issues. The potential for exploring the relationship between the individual issues can be explored within the vision which seeks to address the main issues identified. | Whilst no changes to the issues identified is proposed, a sentence can be included to emphasise the cross cutting nature of many of them. |
| Need to work closely with BT, Dwr Cymru and other amenities ² Infrastructure should be a focus of the LDP 2 | Agreed. | Add new issue 'Appropriate infrastructure provision to support communities will need to be addressed during the plan review. |
| Working with the National Park Need to align policy approach with National Park and should have a joint plan | Whilst we work closely with the National Park Authority to evidence the respective Local Development Plans, the National Park LDP timetable is ahead of PCC. There is however potential for re-consideration of joint plan working in future. | No amendment is required to the issues, although the opportunity to discuss joint plans will be taken when possible. |

Re-order of Issues

| Issue – comment summary | Response | Recommended Change |
|---|---|---|
| Tackling Rurality - Swansea bay City Region & Pembroke Dock and Power station, Haven Waterway Enterprise Zone – these are not rural | Agree that these can form part of the Living and Working issues | Move to living and working |
| Town centres – tackling rurality – these are towns not rural | Whilst there are urban pockets within the County, overall it is rural in nature and rurality in this context refers to access to services, the relative peripherality | Improving the services and access to our town centres has the potential |

² In this context 'amenities' is taken to refer to infrastructure providers.

| Issue – comment summary | Response | Recommended Change |
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| | and population sparsity as a whole .This means that the towns within the County need to fulfil roles and functions which would normally be associated with much larger towns. (see also Wales Spatial Plan update 2008 page 85). | to address the rurality of the county as a whole. No change. |
| Move climate change and open space &GI to protecting our environment (from resourceful communities) | Agree that these can be moved | Move to Protecting our environment |
| Move less development and strategic sites, Swansea Bay issues and EZ issues from Tackling rurality to living and working | Agreed | Move to living and working |



Local Development Plan Draft Review (LDP2 : 2017 - 2033)

***Key Issues, Issues and Headlines**

Many of the issues identified are cross-cutting and will influence the well-being of Future Generations across the topics identified.

LIVING AND WORKING

By the end of the Plan period, it is estimated that there will be fewer people living in Pembrokeshire than in 2014. (Although population will continue to grow until 2029).

Pembrokeshire's population will be ageing with more people aged over 65, and fewer young people.

***There will be an increased need for suitable housing for older people and appropriate healthcare.**

***There is a need to address out-migration of young people through housing, employment and enlivened town centres and link to regeneration projects**

Households will be smaller and there will be more households than now.

There will be a continued need for affordable housing of 1641 affordable homes each year. (We have a common waiting list of people in housing need of 2179). **New ways of achieving affordable housing through the development of sites or through contributions from market housing development should be explored.**

Some large Strategic Housing Sites (Slade Lane, Shoals Hook Lane, Maesgwynne) have not been developed **and small and medium size sites are more likely to be brought forward by the local housing market.**

Fewer houses have been built than anticipated since 2013 and since 2015 fewer houses have been built in urban areas than planned, but the Plan continues to deliver good levels of affordable housing.

***Homes for all are needed which enable people to stay within their communities and which suit their needs³, second homes and affordable housing are key considerations.**

***There is a need to ensure that local employment sites come forward to support employment in communities and to consider the scale, diversification and agile working, and to plan for reducing reliance on fossil fuels.**

***Improvements to transport and bus services in rural areas**

³ Including waste and recycling storage

*Appropriate infrastructure provision to support communities and sustainable access will need to be addressed during the plan review

We will be part of the Swansea Bay City Region and Swansea Bay City Deal

The Haven Waterway Enterprise Zone will continue to be designated

*settlement boundaries need a common sense approach

RESOURCEFUL COMMUNITIES

We have identified a need for 32 Gypsy Traveller pitches by 2020

~~Climate Change will impact on communities (particularly coastal or at risk of flooding) and the environment.~~

~~We need to look at locations where our open space and green infrastructure need to be protected. The need to maintain and enhance the use of the Welsh language through the scale and location of housing development, employment and community facilities.~~

Strong and resourceful communities can be enabled through place making for current and future generations.

*There is a need to recognise the value of language, heritage and culture in place making.

TACKLING RURALITY

~~We will be part of the Swansea Bay City Region and Swansea Bay City Deal~~

~~The Haven Waterway Enterprise Zone will continue to be designated~~

Most town centres are struggling with higher than average vacancy rates and fewer retail allocations will be needed than in the LDP. A revised approach is needed which recognises that town centres are changing and *reduce vacancies, business rates and town centre regeneration are key issues.

A new approach to apportionment for sand and gravel across the region to help reduce future production within the National Park.

Less development than anticipated has come forward at strategic employment sites (Blackbridge / Pembrokeshire Science and Technology Park / Withybush Business Park / Trecwn).

We need to update transport schemes to reflect the Joint Transport Plan (2015-2020).

***PROTECTING OUR ENVIRONMENT**

*The majority of our wildlife and habitats are in moderate or poor condition despite conservation efforts⁴, there is a need to protect biodiversity and the resilience of ecosystems

*Tourist accommodation is changing and we need to take this into account including where new sites can be located or extended.

*Climate Change will impact on communities (particularly coastal or at risk of flooding) and the environment.

⁴ The 'State of Wildlife in Pembrokeshire' update 2016 identifies only 3 wildlife or habitats as being in good condition (from 23)

*Open space and green infrastructure need to be protected to support the well-being of communities.

Respecting the benefits of gardens and their contribution to wildlife, habitats, biodiversity and sense of place and where possible, ensuring that this is reflected in the density of new housing development.

Ensuring that the historic environment is recognised and protected, conserved and enhanced.

Renewable, low energy *sustainable energy use and grid access should be supported within housing developments.

Intensification of agricultural practices and potential impact on the environment including NVZs

Updated June 2018



The framework we work in is always changing -

NEW LEGISLATION

Well-being of future Generations (Wales) Act 2015

Historic Environment (Wales) Act 2016

The Environment (Wales) Act 2016

The Planning (Wales) Act 2015

Active Travel (Wales) Act 2013

Housing (Wales) Act 2014

NEW or UPDATED NATIONAL POLICY GUIDANCE

TAN20 Planning and the Welsh Language (2017)

TAN1 Joint Housing Land Availability Studies (2015)

TAN4 Retail and Commercial Centres (2016)

TAN12 Design (2016)

TAN21 Waste (2014)

TAN23 Economic Development (2014)

TAN24 The Historic Environment (2017)

POLICY GUIDANCE ISSUED FOR CONSULTATION

Planning Policy Wales Edition 10 published for consultation

Wales Marine Plan issued for consultation

& WHAT WE DON'T KNOW YET ..

National Development Framework

Strategic Development Plans