

# **Pembrokeshire Coast National Park Replacement Local Development Plan (2015-2031) Public Examination**

beforeInspector: Mrs Nicola GulleyMA MRTPI

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## **Speaking Notes**

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- **Survey Results**
- **About Newport**
- **Statistical Case**
- **Precedents**
  - **St Ives - 25%**
  - **JR Judgement - Issue of §8 ECHR & St Ives Judgement**
  - **Anglesey & Gwynedd**
  - **Swansea Gower AONB**
  - **Eden District**
  - **North Yorks Moors NP**
  - **Lynton & Lynmouth (Exmoor NP)**
- **Additional Evidence**

**Synergy between PR & AH commitment**  
**St Ives has shown cross-subsidy between PR & AH**

**Policy full consonent with PPW - see para 4.2.9 PPW v.10 @ Page 56**  
**Policy applied only to places which merit – not across the LPA area**

**Our policy not local needs**  
**language on definition & enforceability / monitoring is supplied**

**LHMA & esp JHLAS have utterly failed to address housing mix**  
**Where is the Newport FOAN**

**NPA did not engage with NAEG**  
**Place Plan precedents - Crickhowell**

**WG housing needs projections are -52 by 2031**  
**Edge Analyticals Projections are down the Rabbit Hole**
- **Calculating Housing Need in Newport**

**Prepared in response to Preferred Strategy Stage**  
**Establishes the true lack of interest by NPA in the housing issues in Newport**  
**Viability -v- The wellbeing of Futute Generations - 15-20% est. loss of profit**