



Pembrokeshire County Council

Local Development Plan

Annual Monitoring Report - 9

1st April 2021 – 31st March 2022

This item is also available in Welsh/ Mae'r eitem hon ar gael yn Gymraeg hefyd

Contents

Summary of Pembrokeshire County Council's Annual Monitoring Report 2021 - 2022 3

Appendix 1 – LDP Monitoring Framework..... 7

Appendix 2 – Cumulative Housing Completions and Housing Trajectory..... 31

Appendix 3 – Sustainability Appraisal Monitoring Framework 37

Appendix 4 – Allocations requiring project level Habitats Regulations Appraisal 45

Appendix 5 – Breakdown of Housing Completions 2013-2021 by location 53

Appendix 6: Feedback from Stakeholders 58

Summary of Pembrokeshire County Council's Annual Monitoring Report 2021 - 2022

- 1) Pembrokeshire County Council adopted the Local Development Plan (LDP) in February 2013. The Authority is required to produce an Annual Monitoring Report (AMR) each year, with Stakeholder input, and to submit this to the Welsh Government by 31st October. The AMR is based on the targets and triggers set out in Appendix 5 of the LDP – these assess how the Plan is working and whether there are any areas of concern which require further investigation.
- 2) The LDP Review has been paused because of the guidance issued by Natural Resources Wales in January 2021 and subsequently revised twice, most recently in July 2022. The implications of this guidance are significant and may require de-allocation of a number of housing sites included by the Authority in its Deposit Plan in 2020. The Authority will not be in a position to know which sites can be retained in the Plan until after Dŵr Cymru publish information on their AMP 8 programme. Cabinet and Full Council will consider potential options regarding the LDP process and timetable later this year. All of the trends and monitoring information in this AMR will be considered by the Authority and incorporated either through Focussed Changes or through a second Deposit Plan in 2023.
- 3) The Employment Survey was last carried out in 2019 and no update was possible for 2020/21, but a further survey is currently being undertaken, covering the period up to 31st March 2022. However, the results of this were not available in time for publication in this year's AMR, but will be published separately to the Authority's LDP Evidence base page once available. Carmarthenshire and Pembrokeshire County Councils commissioned an update to the Two County Economic Study for Carmarthenshire and Pembrokeshire which has now been completed. This reviews the 2019 interventions and reflects changes arising because of the Covid-19 pandemic and Brexit as well as providing updated forecasting from Experian. A full housing survey using building control records and site visits was undertaken in 2022. The last retail survey took place in May and August 2021 and will be undertaken later this year.
- 4) The Authority has undertaken work on a variety of Supplementary Planning Guidance documents to support LDP 1 in the past year and has consulted on the Cumulative Impact of Wind Turbines in partnership with the Pembrokeshire Coast National Park Authority (March/April 2022), with adoption of a final version expected in late autumn 2022. A draft SPG on the Landscape Character Assessment has been prepared and will be subject to consultation in Autumn/Winter 2022.

5) In addition to the monitoring work undertaken as part of this AMR, the Authority has also been undertaking the research identified as necessary within its Covid-19 Impact Assessment (published alongside the Delivery Agreement in October 2020). A variety of updated background papers and new research has been prepared and published to the Authority's evidence base webpage¹. These will inform the ongoing review of the LDP. Papers prepared and published are as follows:

- Cross Boundary Settlements (March 2021)
- Brawdy Airfield – Landscape and Visual Appraisal of Potential Wind Energy Development (June 2021)
- Pembrokeshire Local Housing Market Assessment (July 2021)

Further significant work not yet published has also taken place, looking at the 2020 Deposit allocations in terms of Phosphates, their ability to connect to superfast broadband and in relation to Viability.

Key conclusions from this report are:

- Proportions of housing permissions granted are below the target percentages for approvals in Hub Towns. This reflects a drop in large applications in these areas in the last two years and an increase in applications in Service Villages during this AMR period. Two large applications for Affordable Housing are amongst those applications approved in Service Villages during the monitoring period. Whilst having fewer services than Hub Towns, these settlements are still considered to be sustainable locations for growth.
- Triggers have been met in relation to all the strategic employment allocations, with no development yet on key sites at Blackbridge and Trecwn. However, there is progress on sites such as Withybush Business Park and the Pembrokeshire Science and Technology Park, Pembroke Dock. An assessment of the need for strategic employment sites for LDP Review is set out in the Council's updated Two County Economic Study (2022) and this shows a continued long term need for many of these strategic sites.

¹ <https://www.pembrokeshire.gov.uk/local-development-plan-review/ldp2-evidence-base>

- The results for AMR year 9 in relation to flood risk indicated that all approved applications were compliant with the requirements of TAN 15 / LDP policy GN.1 (criterion 7).
- A number of areas of the Plan are being reviewed as part of the wider review of the LDP – including rural facilities, safeguarded transport routes and demographic projections.
- The Retail Surveys identified higher than UK average vacancy levels prior to and following the Covid-19 lockdown in all PCC Town Centres apart from Narberth and Milford Marina. Vacancies have increased by 2-4% across all Town Centres post Covid, with the exception of Narberth and Milford Marina.²¹
- The Welsh Government A.40 trunk road Llanddewi Velfrey Bypass and Redstone Cross Improvement scheme has commenced. This will bring benefits to road traffic using Fishguard port and also the County Town of Haverfordwest and other settlements close to the A.40 road corridor.
- 338 homes were built between 2021-2022, compared with 340 in 2020-21 both years a rise on the number built in 2019-20 (267) but below the levels of 2018-2019 (419). The 10 year average build rate 2009-2019 (pre-Covid) was 379 per year, the most recent survey therefore suggests that house building in 2020-21 and 2021-22 was just below historic pre-Covid averages.
- There has been limited progress on the Maesgwynne and Shoals Hook Lane strategic housing sites. The area identified at Maesgwynne for a housing allocation has been reconfigured for LDP 2 Deposit 2020 and Shoals Hook Lane has been de-allocated by that Plan due to a lack of progress towards delivery (although it is still in the settlement boundary for Haverfordwest and could come forward if a suitable development was proposed). At Maesgwynne, a recent planning application has sought to bring forward a discrete part of the site for an affordable housing development. At Slade Lane South, infrastructure provision is underway to support phase 1, but no dwellings have been constructed. A small element of the Slade Lane North site has been completed, but the remainder of the site awaits development.
- Targets for affordable housing in terms of permission and completions were met in the year.
- Financial contributions of £160,256.00 on S106 agreements towards affordable housing were signed in the last financial year, a full break down of this is presented on the Council's website.³

² The Retail Survey was last undertaken in 2021. An updated Retail Survey will take place later this year.

³ <https://www.pembrokeshire.gov.uk/adopted-local-development-plan/section-106-agreements>

- The Authority has met targets identified for provision of Gypsy Traveller accommodation set out in the Plan. An updated Gypsy Traveller Accommodation Assessment was submitted to Welsh Government in autumn 2019 but has not yet been agreed due to staff shortages in Welsh Government.
 - 93% of permissions granted for housing were within settlement boundaries, below the target of 98%, but reflecting acceptable proposals such as those for TAN6 essential workers. This also reflects a general slowdown in larger sites coming forward, especially in the Hub Towns, due to national economic circumstances.
 - The Sustainability Appraisal Objectives have been assessed (See Appendix 3) (where this information is available). There are some areas of concern, the new guidance on phosphates (see paragraph below) does effect the water quality SA Objective, and impacts some socio-economic SA Objectives related to housing and economy, and biodiversity, this is particularly critical given the way that development has been impacted by the guidance, other effects of the plan continue to be positive meaning no mitigation measures have been proposed. As the Plan is currently under review those elements where further monitoring was identified via the SA, this will be undertaken as part of this review process.
 - Habitats Regulations Appraisal Monitoring (Appendix 4) show that the HRA screening, and appropriate assessment where required has taken place on a number of project level proposals which have come forward in the AMR period. All planning applications are screened for their potential effect on European sites. The January 2021 publication by NRW of new guidance on phosphates in riverine SACs has had a significant impact on the ability to bring forward a range of new development proposals (including housing) in the affected areas. Only 3 Wastewater Treatment Works in Pembrokeshire currently offer phosphate stripping and there is a further Works at which such equipment will be installed under Dwr Cymru Welsh Water's AMP 7 investment programme. The affected areas are the riverine elements of the eastern and western Cleddau Rivers catchments and the part of the Teifi catchment in Pembrokeshire. The guidance does not apply in the tidal elements of these river systems. As a result of this new guidance the number of project level HRAs has increased significantly.
- 6) Stakeholders were offered the opportunity to comment on the preparation of Appendix 2 to this AMR.

Appendix 1 – LDP Monitoring Framework

Source Data: Swift Monitoring of Planning Applications unless otherwise stated in footnotes.

A number of Planning Applications commonly determined by the Authority have not been included within the AMR as they are inappropriate for the purposes of this report, they include:

AG – Agricultural Notifications

HG - Hedgerows

CA – Conservation Areas

Pr Notf – Prior Notifications

CLOPUD - Certificates of Proposed Lawful Development

EIA – Environmental Impact Assessment

DC - Discharge of Conditions

Section 73 amendments

TF – Tree Felling

LB – Listed Buildings

AD – Advertisements

OHL – Overhead Lines

CLD - Certificates of Lawful Development

HS – Hazardous Substance

Non-material amendments to applications

Retrospective Section 73 amendments

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Total Number of Planning Applications determined under the LDP (excluding Tree Surgery, Agricultural Development, Section 73 & Listed Buildings):	-		Total: 749 Approved: 665 Refused: 82	Total: 859 Approved: 785 Refused: 74	Total: 681 Approved: 614 Refused: 67	Total: 641 Approved: 589 Refused: 52	Total: 639 Approved: 554 Refused: 85	Total: 649 Approved: 564 Refused: 85	Total: 859 Approved: 715 Refused: 76 Part Approved / Part Refused: 68	Total: 546 Approved: 495 Refused: 51	Total: 728 Unconditionally approved: 2 Conditionally approved: 626 Part Approved / Part Refused: 3 Refused: 97

Strategic Objective: Mitigating & responding to the challenge of climate change (A)

(Core) Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 & C2 floodplain areas & otherwise not meeting all the TAN 15 tests (paragraph 6.21 – v).*	Development in zones C1 & C2 is in line with the provisions of TAN 15	More than 1 approval within 1 year of development in zones C1 & C2 contrary to the provisions of TAN 15.	5	0	0	0	0	0.29 ha approved for non-residential use in C1 zone 0.48 ha approved for non-residential use in C2 zone No residential approvals in C1 or C2 zones. 1 unit refused in C2 zone.	0.05 ha approved for non-residential use in C1 zone 5.6 ha approved for non-residential use in C2 zone 0.3ha of land was approved within C1/C2 flood zone, however 0.25ha of this was for Milford Marina redevelopment	1	0
---	---	--	---	---	---	---	---	--	--	---	---

Summary of Strategic Objective: Mitigating and responding to the challenge of climate change (A):

In AMR years 1 to 5, all flood zone applications met the requirements of TAN 15 / LDP policy GN.1 (criterion 7). This reflected a continuation of good working practices by Development Management Officers. For year 6, the method of reporting changed, to reflect SDI requirements, as recorded above. The results for AMR year 8 included one application within the floodplain, which was considered by Planning Committee. The report was reported to Planning Committee as being non-compliant with GN.1 (7) and TAN 15 but greater weight was given to material considerations relating to town centre regeneration. The results for AMR year 9 indicated that all applications were compliant with the requirements of TAN 15 / LDP policy GN.1 (criterion 7).

Strategic Objective: Improving access to goods & services (I)

Number & proportion of housing planning permissions at different levels of the settlement hierarchy.	60% of permissions are in the Hub Towns	Permissions less than 50% in Hub Towns over a period of 3 years.(Note: percentages do not equal 100% due to rounding)	Hub Town 1,191 (77%)	Hub Town 790 (65.3%)	Hub Town 356 (39%)	Hub Town 259 (37%)	Hub Town 317 (52%)	Hub Town 149 (69.9%)	Hub Town 576 (74.5%)	Hub Town 55(25.6%)	Hub Town 60 (38.2%)
			Rural Town 55 (3.5%)	Rural Town 31 (2.6%)	Rural Town 43 (5%)	Rural Town 27 (4%)	Rural Town 110 (18%)	Rural Town 1 (0.5%)	Rural Town 1 (0.1%)	Rural Town 14 (6.5%)	Rural Town 5 (3.2%)
			Service Centre 14 (0.9%)	Service Centre 23 (1.9%)	Service Centre 98 (11%)	Service Centre 69 (10%)	Service Centre 32 (5%)	Service Centre 2 (0.9%)	Service Centre 35 (4.5%)	Service Centre 87 (40.5%)	Service Centre 3 (1.9%)
			Service Village 165 (11%)	Service Village 303 (25%)	Service Village 329 (36%)	Service Village 279 (41%)	Service Village 117 (19%)	Service Village 24 (11.3%)	Service Village 120 (15.4%)	Service Village 38(17.7%)	Service Village

											73 ⁴ (46.5%)
			Large Local Village 12 (0.8%)	Large Local Village 10 (0.8%)	Large Local Village 22 (2%)	Large Local Village 9 (1%)	Large Local Village 4 (1%)	Large Local Village 1 (0.5%)	Large Local Village 3 (0.4%)	Large Local Village 3 (1.4%)	Large Local Village 5 (3.2%)
			Small Local Village 15 (1%)	Small Local Village 15 (1.2%)	Small Local Village 10 (1%)	Small Local Village 0 (0%)	Small Local Village 1 (0.5%)	Small Local Village 4 (1.9%)	Small Local Village 2 (0.3%)	Small Local Village 1 (0.4%)	Small Local Village 0
			Open Countryside 95 (6%)	Open Countryside 38 (3.1%)	Open Countryside 64(7%)	Open Countryside 48 (7%)	Open Countryside 27 (4.5%)	Open Countryside 32 (15%)	Open Countryside 37 (4.8%)	Open Countryside 17 (7.9%)	Open Countryside 11 (7%)
Area of land safeguarded for transport related proposals lost to development.	0%	Any loss will require investigation	0	0	0	0	0	0	0 (but noting the minor impact of 14/0158/PA)	0 (but noting the minor impact of 14/0158/PA)	0 (but noting the minor impact of 14/0158/PA)
Net change in provision of community facilities as a consequence of planning permission (area & type).	To maintain key facilities	Loss of over 3 community facilities within any 3 year period.	New facilities gained: Community Halls: 0.39Ha Public House: 1.35Ha Health facilities:1.30Ha Educational facilities: 3.91Ha Open Space/Outdoor areas: 2.52Ha Other: 0.15Ha No facilities entirely lost	New facilities gained & lost: Community Halls 0.11Ha gained Public House: 0.03Ha lost Health: 0.04Ha gained Educational facilities: 0.63Ha gained Open Space/Outdoor areas: 0.06Ha lost Open Space/Outdoor areas: 0 Other:0.32Ha gained -0.17Ha lost Religious buildings 0.90Ha gained -0.29Ha lost	New facilities gained & lost Public Houses 0.09Ha lost Religious buildings 0.53Ha lost Local convenience store gain 0.01Ha Sport & recreation 0.88ha gain loss 0.16Ha Cafe loss 0.02Ha Educational gain 0.02Ha loss 0.26Ha	New facilities gained & lost Community Halls 0.97Ha gained Religious buildings 0.05Ha lost Educational Facilities 1.11Ha gained Open Space/Outdoor Areas 0.02Ha gained Sport & Recreation 0.28Ha gained Health Facilities 0.31Ha gained 0.80Ha lost	New facilities gained & lost Community Halls 0.04Ha lost Religious buildings - 0.03Ha loss Educational Facilities 0.036Ha lost Health Facilities 0.005Ha gained Public Houses 0.03Ha lost.	New facilities gained & lost Community Halls 0.2Ha gain Religious buildings 0 Educational Facilities 0 Health Facilities 0.09Ha gain Public Houses 0 Sports & recreation 0.19 gain Local shop 0.03ha gain	New facilities gained & lost Community Halls 0.13 gain Religious buildings 0.22 loss Educational Facilities 0 Health Facilities 0 Public Houses 0.09 loss Sports & recreation 0.86 gain Local shop 0 (Other (police station loss 0.04; bank 0.02 loss; funeral gain 0.5, burial ground 0.97 gain)	New facilities gained & lost (Ha) Community Halls 0.04 loss Religious buildings 0.29 loss Educational Facilities 0 Health Facilities 0.07 loss Public Houses 0.07 loss Sports & recreation 0 Local shop 0 (both loss & gain of 0.03 ha)	New facilities gained & lost (Ha) ⁵ Community Halls 0 Religious buildings 0 Educational Facilities 0.29ha gain & 0.18ha loss Health Facilities 0 Public Houses 0 Sports & recreation 0.05 gain Local shop 0

⁴ 43 of the 73 units are sites for affordable housing in the north of the County - 21/0871/PA & 21/0206/PA

⁵ Note: If a community facility has changed from one type to another this is not considered a loss. New facilities include extensions to existing site areas (& not extensions to buildings within an existing site area) & changes of use.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Level of services within rural settlements.	Services in settlements within the settlement hierarchy are not significantly lower than in the 2008 Rural Facilities Survey	Monitor at Plan Review (2017) – a 10% change in number of settlements achieving service village level would require further investigation. Trigger has not been met. Please see LDP 2 Background Paper Rural Facilities Survey Report 2020 https://www.pembrokeshire.gov.uk/local-development-plan-review/ldp2-evidence-base									
(Core) The capacity (MW) of renewable energy developments permitted.	No target but one may be set for LDP monitoring purposes, using the methodology set out in WG Renewable Energy Toolkit	No trigger identified.	108.427MW capacity permitted	68.60 MW capacity permitted.	34.77MW capacity permitted.	6.11MW capacity permitted.	11.00 MW capacity permitted	0.89MW capacity permitted	3.60 MW new capacity permitted	0.40 MW new capacity permitted	10.71 MW new capacity permitted (plus a further 3.87 MW capacity already consented, but with lifespan extended from 25 to 40 years)
Amount of open space (m2) permitted in relation to overall number of dwellings permitted.	Provision of public open space at a rate of more than 25% below the standard requirement (as set out in SPG)	Provision of public open space at a rate of more than 35% below the standard requirement (as set out in SPG) at Plan Review.	There are different standards, based on different types of open space. For simplicity the informal play space standards have been used. These require 5.5m2 per person to be provided. Based on an average occupancy rate of 2.2 persons per household (assumed in the Planning Obligations SPG), this equates to a requirement of 12.1m2 per dwelling of informal open space. By 2018 60,904m2 has been provided (divided by 4583 dwellings), this gives a rate of 13.2 m2 per dwelling.			2019/2020 – 777 dwellings were approved. 14,700 sq. m of open space were approved = 18.9sq m per dwelling			2020/2021 - 10,220 sq. m permitted		2021 – 2022 – no major housing applications were approved during the monitoring period.
<p>Summary of Strategic Objective: Improving access to goods and services (I):</p> <p>The number & proportion of planning permissions for new residential development (where there was a net gain of a dwelling), were significantly reduced for 2020-2021 & 2021-2022 AMR period, which can largely be attributed to the global pandemic. . In total 157 new residential dwellings were conditionally approved across the Plan area between April 2021 & March 2022, of these, 60 were located within Hub Towns, which equates to just over 38.2% of all residential permissions. This figure is significantly skewed however by the development of 43 affordable homes in two Service Villages during the year. Whilst Service Villages have fewer services than Hub Towns, they are still considered sustainable locations for growth.</p> <p>No areas of land safeguarded for transport related proposals have been permitted for another form of development during AMR year8, other than at Milford Marina, as described below. Several of the safeguarded schemes have now been built, or are partially implemented. Others have planning permission but await construction, with some of these being brought forward as elements of regeneration schemes involving a variety of land uses. The Welsh Government's Llanddewi Velfrey bypass and Redstone Cross improvement is now in the early stages of implementation. At the Blackbridge site, a Development of National Significance (DNS) application for a biomass facility potentially affected a safeguarded transport route (albeit one that it was intended to facilitate). However, this was refused by Welsh Ministers early in AMR year 6. A regeneration scheme at Milford Marina very slightly affects the Milford Haven bus / rail interchange proposal but will not prevent or compromise its implementation (application 14/0158/PA, approved on 01/11/19).</p> <p>In terms of community facilities, a number of applications were made for extensions to existing community facilities which are not recorded as there is no overall increase in community facility provision. Gains in provision were for an independent living skills centre and a boxing / fitness club. The loss of one education facility was due to the relocation of the school to another location. . Applications involving a change of use between community facilities or where alternative provision had already been made are not included here. Given that in all cases, the community facility was shown to be unviable, or no longer required, or that alternative community facilities were available locally, there is no need for further investigation of this indicator. Notwithstanding the loss of these community facilities, the proposals were acceptable within the policy framework of the LDP.</p> <p>The levels of services within settlements has been monitored as part of the Plan Review. Please see Rural Facilities Survey Report 2020 at https://www.pembrokeshire.gov.uk/local-development-plan-review/ldp2-evidence-base.</p>											

For Renewable Energy, during AMR year 9, the two most significant decisions were to extend the lifetime of a previously consented solar PV array from 25 to 40 years and to consent a 10MW solar farm at the Dragon LNG site, near Waterston. Newly consented renewable energy capacity in AMR year 9 amounted to 10.71 MW, this not including the generating capacity of the solar PV scheme whose lifetime was extended. Other consents granted during AMR year 9 were for much smaller scale solar PV schemes, for biomass proposals and for a ground source heat pump. There was a DNS application for a Solar Park on a site of 32.91 hectares, but this was refused by Welsh Ministers. Since AMR 4, new capacity consented has been of a modest scale in comparison with what was consented in the early years of the LDP.

In relation to Open Space, the Planning Obligations SPG introducing standards was adopted on 12th September 2016. The monitoring indicator is unclear as it does not break down the differing requirements of different types of open space and this should be considered in Plan Review. The Indicator also asks for a comparison of the amount of open space (m2) permitted in relation to the overall number of dwellings permitted, when in fact open space is only required on sites of over 33 dwellings. In the Review of the LDP this indicator should be reconsidered, to provide more meaningful data.

Strategic Objective: Building on the County's strategic location for energy & port-related development (E)

Planning permission granted for employment development on allocated sites within identified port areas (Blackbridge, Milford Haven, Goodwick former Dewhirst factory site & Goodwick Parrog).	100% by end of Plan period	50% without planning permission at Plan Review (2017). Annual narrative to describe progress towards delivery.	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0
			Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0
			Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0
Progress towards delivery of safeguarded transport schemes.	All delivered by 2021	<p>If finance has not been secured for a project by Plan Review (2017).</p> <p>The list of safeguarded transport schemes underwent comprehensive review in conjunction with preparation of the Deposit version of LDP 2. Appendix 4 of the Deposit LDP 2 sets out details of those transport schemes it is intended to safeguard through the new Plan. There are 7 schemes listed for safeguarding in LDP 2, along with the associated programme, finance source for implementation and expected delivery timescale.</p> <p>In summary, the position on the 17 LDP 1 safeguarded transport schemes is as follows:</p> <ol style="list-style-type: none"> 1. A40 Llanddewi Velfrey to Penblewin – implementation has just commenced, carried forward into LDP 2, scheme now extended west to Redstone Cross (north of Narberth). 2. Improvement of the A40 west of St. Clears – not implemented and not carried forward into LDP 2. 3. Northern Distributor Network – Bulford Road link – completed and therefore not carried forward into LDP 2. 4. Pembroke Community Regeneration Project Phase 1 and Phase 2 – not implemented and not carried forward into LDP 2. 5. Blackbridge access improvement and Waterston bypass – not implemented, carried forward into LDP 2 as linked to a major employment proposal. 6. Southern Strategic Route – A477 Nash Fingerpost to Energy Site corridor enhancement – largely implemented, so mostly not carried forward into LDP 2, but one unimplemented element, the Well Hill Improvement, is carried forward into LDP 2. 7. Fishguard Bus Focal Point – implemented in conjunction with town centre regeneration and thus not carried forward into LDP 2. 8. Goodwick Railway Station bus rail interchange – implemented and not carried forward into LDP 2. 9. Milford Haven bus rail interchange – not implemented but carried forward into LDP 2. 10. Pembroke Dock bus rail interchange – partly implemented, with residual element (car park and pedestrian links) carried forward into LDP 2. 11. Clunderwen railway station improvement – completed and not carried forward into LDP 2. 12. Tenby park and ride – not implemented and not carried forward into LDP 2. 									

		<p>13. B4318 Gumfreston to Tenby diversion and improvement phase 3 – not implemented and not carried forward into LDP 2. Flood warning system put in place as an alternative to a road diversion.</p> <p>14. B4320 Monkton realignment – not implemented and not carried forward into LDP 2.</p> <p>15. A40 High Street to A487 West Street, ‘Chimneys’ link, Fishguard – implemented and not carried forward into LDP 2.</p> <p>16. Haverfordwest to Narberth Shared Use Path – partly implemented and carried forward into LDP 2.</p> <p>17. Haverfordwest Sustainable Town Centre Project – superseded by more recent schemes, with the Haverfordwest Bus and Rail interchange added to the LDP 2 safeguarded schemes. Demolition of the multi-storey car park and construction of a new bus station has just commenced.</p>									
<p>Summary of Strategic Objective: Building on the County’s strategic location for energy and port-related development (E):</p> <p>The strategic employment site at Blackbridge does not have a current employment-related planning permission. This site is now owned by the development company Egnedol, who proposed a biomass facility together with a number of related projects for the allocated site and significant land areas beyond this. This proposal reached application stage and was classified as a Development of National Significance. However, Welsh Ministers refused the application on 26/06/18.</p> <p>Neither of the two sites at Goodwick has attracted an employment-related planning application since LDP adoption – however, there is an approved residential application on part of the former Dewhurst Factory site, although this has not progressed either.</p> <p>The Authority will continue to monitor uptake of strategic employment sites. The trigger for further investigation has been activated and review of these allocations is taking place in conjunction with preparation of LDP 2.</p> <p>Regarding transport scheme monitoring, there has been little change since the last AMR, except for the commencement of the Llanddewi Velfrey Bypass and Redstone Cross Improvement (Welsh Government) and the commencement of demolition of the multi-storey car park in Haverfordwest and construction of a new bus station. This forms an element of the town centre redevelopment proposals in the County Town.</p>											
<p>Strategic Objective: Supporting the development of the distinctive role of Pembrokeshire’s towns, especially within the Haven Hub (F) & Regenerating town centres & Sustaining & enhancing the rural & urban economy (G)</p>											
Number of applications approved contrary to policies SP 4, SP 14, GN.12, GN.14	0	More than 4 planning applications approved contrary to a single policy over 4 years.	SP 4 0	SP 4 0	SP 4 0	SP 4 0	SP 4 0	SP 4 0	SP 4 0	SP 4 0	SP 4 0
			SP 14 0	SP 14 0	SP 14 0	SP 14 0	SP 14 0	SP 14 0	SP 14 0	SP 14 0	SP 14 0
			GN.12 0	GN.12 0	GN.12 0	GN.12 2	GN.12 1	GN.12 0	GN.12 0	GN.12 0	GN.12 3
			GN.14 0	GN.14 0	GN.14 0	GN.14 0	GN.14 0	GN.14 0	GN.14 0	GN.14 0	GN.14 0
(Core) Amount of major retail, office & leisure development (sq. m) permitted in town centres expressed as a percentage of all major development permitted. (TAN 4)*	100% (figure to exclude schemes which are allocated sites outside town centres)	90% of target	0% = 7052.6sq m permitted outside town centres	29% = 1472 sq. m was located within identified Town Centres of a total 5124 sq. m permitted	0% = 1254 sq. m (net) permitted outside town centres. No major retail proposals within town centres.	0% = 2,120 sq. m (net) permitted outside town centres	No relevant major applications were approved during this AMR period	No relevant major applications were approved during this AMR period	0% = 2,805sq m major retail permitted outside town centres.	100% 2802sq m of major retail, leisure & office space permitted within town centres	No relevant major applications were approved during this AMR period.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or GN.10 (farm shop).	0%	Narrative on any schemes not permitted under Policy GN.15 or GN.10.	96% = 6,174.9sq m	71% = 3,688 sq. m.	100% = 1,254 sq.	100% = 2,120 sq. m (net)	200 sq. metres net increase at an existing store	328 sq. m net increase at an existing service station	No applications were permitted outside of GN.15 & GN.10	421 sq. m permitted for a drive thru coffee shop, additional floorspace at a supermarket related to home delivery.	172 sq. m net increase in retail floorspace permitted outside town centres not falling under GN.10 or GN.15.
Progress towards delivery of Retail allocations.	100% delivered by end of Plan period.	Any allocations which have not gained planning permission by Plan Review (2017). Plan review commenced May 5 2017. There has been no change to the status of LDP1 retail allocations since plan review commenced. RT/040/01 Fred Rees Site, Haverfordwest – application submitted & withdrawn in September 2019. RT/096/01 St Govan's Centre – no application submitted, existing retail site within the town centre RT/034/01 Old Primary School Site, Fishguard – The Chimney's Link redevelopment scheme, including a small retail food extension have been completed. Elements of the allocation have not been implemented. RT/088/01 The Old Primary School Site, Narberth – Planning permission granted in December 2020 for retail (Class A1 & A3 uses) residential & relocation of library. The Narberth Hwb food & drink element opened in December 2021. RT/050/01 Kingsmoor foodstore allocation – Permission has lapsed. The Authority published a Regional Retail Study along with Pembrokeshire Coast National Park Authority & Ceredigion County Council which has provided updated evidence on the need to allocate for retail development at plan review.									
Change of presence of A1 uses (unit numbers & floorspace) in primary retail frontages.	At least 66% of the linear frontage is A1 use class within primary frontages	Less than target.	Less than target in the following Town Centres: Fishguard Narberth Pembroke Pembroke Dock	Less than the target in the following Town Centres: Fishguard Haverfordwest Narberth Pembroke	Less than the target in the following Town Centres: Narberth Pembroke Fishguard	Less than the target in the following Town Centres: Narberth Pembroke Fishguard	Less than the target in the following town centres Narberth Pembroke Fishguard	Less than the target in the following town centres Narberth Pembroke Fishguard	Less than target in the following centres Fishguard Pembroke Narberth	Less than target in the following centres Fishguard Pembroke Narberth	Less than the target in the following centres: Fishguard Pembroke Narberth
Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary). ⁶	Vacancy levels are no higher than the national (UK) average	Vacancy levels 5% higher than national (UK) average.	UK 13.9% (Source: Local Data Company, December 2013)	UK 13.2% (Source: Local Data Company, December 2014)	UK 12.5% (Source: Local Data Company, January 2016)	UK 12.7% (Source: Local data Company, December 2016)	UK 12.2% (source Local Data Company 2 nd Q 2017).	UK 12.4% (source Local Data Company 2018)	UK 12.4% (source Local Data Company Q2 2020)	UK 13.7% (source Local Data Company) Q4 2020	UK 14.1% (source Local Data Company) Q1 2022
			Haverfordwest 9%	Haverfordwest 17%	Haverfordwest 18%	Haverfordwest 25% (16%	Haverfordwest 17%	Haverfordwest 17%	Haverfordwest 21%	Haverfordwest 25%	Haverfordwest 25%

⁶ All retail vacancy figures are taken from the PCC Retail Survey conducted November 2013, December 2014 & January 2016, March 2017, March 2018, March 2019 & March 2020, May & August 2021. The Retail Survey for 2022 will be undertaken later this year.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
			Pembroke Dock 10%	Pembroke Dock 15%	Pembroke Dock 19%	Pembroke Dock 22%	Pembroke Dock 26%	Pembroke Dock 25%	Pembroke Dock 24%	Pembroke Dock 24%	Pembroke Dock 24%
			Milford Haven 14%	Milford Haven 21%	Milford Haven 18%	Milford Haven 20%	Milford Haven 23%	Milford Haven 19%	Milford Haven 22%	Milford Haven 29%	Milford Haven 29%
			Pembroke 9%	Pembroke 6%	Pembroke 7%	Pembroke 12%	Pembroke 10%	Pembroke 9%	Pembroke 15%	Pembroke 19%	Pembroke 19%
			Fishguard 10%	Fishguard 9%	Fishguard 16%	Fishguard 15%	Fishguard 20%	Fishguard 17%	Fishguard 19%	Fishguard 22%	Fishguard 22%
			Narberth 4%	Narberth 2%	Narberth 2%	Narberth 6%	Narberth 6%	Narberth 9%	Narberth 11%	Narberth 9%	Narberth 9%

Summary of Strategic Objective: Supporting the development of the distinctive role of Pembrokeshire's towns, especially within the Haven Hub (F) And Regenerating town centres and Sustaining and enhancing the rural and urban economy (G):

The Welsh Government has identified one core indicator for LDPs as the amount of major retail, office & leisure development permitted in town centres expressed as a percentage of all major development permitted. PCC has interpreted this to cover proposals including A1, A2 & A3 use classes. In the AMR period, no major town centre redevelopment proposals were approved by the Authority.

A net increase of 172 sq. m retail floorspace was permitted outside town centres not falling under policies GN.10 or GN.15. The applications related to mixed use schemes where retail formed an element of the proposed. For example application ref 20/0884/PA was for a change of use to a mixed use picture framing business located on an industrial site, application ref 20/0911/PA is a window installation and conservatory business which applied for consent for a replacement showroom with an overall net increase in floorspace and application ref 21/0625/PA is a gin distillery business which sought consent to convert a store room to a sales and tasting area. The nature of the applications were not considered to have a negative impact on the vitality or vibrancy of town centres.

Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock, Milford Haven, Pembroke and Fishguard. Narberth and Milford Marina vacancies remain below the national average.) Vacancy relates to A1, A2 and A3 units only. In some cases the 2021 surveys were undertaken whilst units were adjusting to post lockdown and vacancy may be recorded at a higher level than actual. The 2022 Retail Survey will be undertaken later this year.

In terms of the primary retail frontages – the impact of Covid 19 on town centres is becoming evident. The Authority is reconsidering the role and effectiveness of primary retail frontages within the LDP review.

Many Town Centres across the UK are currently struggling, reflecting wider social & economic changes and the impact of Covid 19. The Transforming Towns Programme was launched in January 2020 to address the decline in town centres and the reduced demand for high street retail. The focus of the Programme is sustainable growth of our towns, through interventions that include improved biodiversity and green infrastructure; reuse of derelict buildings; increasing the variety of services on offer in towns with an emphasis on flexible working and living space; and access to services and leisure. In order to further this ambition support is available in the form of Town Centre Loans accessible by local authorities and third parties in order to support project delivery. In recognition that some projects, particularly in peripheral areas are not considered viable, grant support is also available for key strategic projects in town centres throughout South West region.

Eligible areas within PCC's planning jurisdiction for the Transforming Towns Programme include Haverfordwest, Fishguard and Goodwick, Milford Haven, Pembroke and Pembroke Dock and significant work is going in in relation to these areas.

Strategic Objective : Developing quality visitor economy founded on a distinct sense of place & an outstanding natural & build environment (H)

Number of applications approved contrary to policies SP5, GN.16 & GN.17, GN.18 & GN.19 (including at appeal).	No applications approved contrary to policies	More than 4 approvals in 4 years.	SP 5 0	SP 5 0	SP 5 0	SP 5 0	SP 5 0	SP 5 0	SP 5 0	SP 5 0	SP 5 0
			GN.16 0	GN.16 0	GN.16 0	GN.16 0	GN.16 0	GN.16 0	GN.16 0	GN.16 0	GN.16 0
			GN.17 0	GN.17 0	GN.17 0	GN.17 0	GN.17 0	GN.17 0	GN.17 1	GN.17 0	GN.17 0
			GN.18 0	GN.18 0	GN.18 0	GN.18 0	GN.18 0	GN.18 0	GN.18 0	GN.18 0	GN.18 0

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
			GN.19 0	GN.19 0	GN.19 1	GN.19 1	GN.19 2	GN.19 0	GN.19 0	GN.19 0	GN.19 0
Summary of Strategic Objective: Developing quality visitor economy founded on a distinct sense of place and an outstanding natural and built environment (H)											
There were no applications approved during the monitoring period that were contrary to the above Tourism Policies.											
Strategic Objective: Sustaining & enhancing the rural & urban economy (C)											
(Core) New employment land developed (Ha/sq.). New employment land developed for offices (Ha/sq.). New employment land developed for industry & warehousing (Ha/sq.).	100 ha developed by 2021	Less than 45ha developed by 2017.	1,154.11Ha developed at 2013 These figures sub-divide as follows: 13.20Ha developed for offices 1,140.91Ha developed for industry / warehousing	An additional 218,287 sq. (21.8Ha) developed from permissions granted post LDP adoption (2013-2015).	Baseline total site area 2013:1137 Ha. Total site area 2015: 1146Ha. Site area in use 2013: 945Ha. Site area in use 2015: 829Ha. Vacant land 2013: 193Ha. Vacant land 2015: 316Ha. Office use: 0.08Ha A2 use plus a small proportion of the 11.96Ha B1 use. Industry & ware-housing use: a large proportion of the 11.96Ha B1 use, plus 366.27Ha B2 use & 159.53Ha B8 use.	Baseline total site area 2013: 1137Ha. Total site area 2016: 1195Ha. Site area in use 2013: 945Ha. Site area in use 2016: 976Ha. Vacant land 2013: 193Ha. Vacant land 2016: 219Ha. Office use: 0.04Ha A2 use plus a small proportion of the 3.94Ha B1 use. Industry & ware-housing use: a large proportion of the 3.94Ha B1 use, plus 259Ha B2 use & 436Ha B8 use.	Baseline total site area 2013: 1137Ha. Total site area 2017: 1200Ha. Site area in use 2013: 945Ha. Site area in use 2017: 984Ha. Vacant land 2013: 193Ha. Vacant land 2017: 216Ha. Office use: 0.153Ha A2 use plus a small proportion of the 5.43Ha B1 use. Industry & ware-housing use: a large proportion of the 5.43Ha B1 use, plus 259Ha B2 use & 434Ha B8 use.	Baseline total site area 2013: 1137Ha. Total site area 2018: 1204Ha. Site area in use 2013: 945Ha. Site area in use 2018: 992Ha. Vacant land 2013: 193Ha. Vacant land 2018: 212Ha. Office use: 0.119Ha A2 use plus a small proportion of the 5.32Ha B1 use. Industry & ware-housing use: a large proportion of the 5.32Ha B1 use, plus 261Ha B2 use & 432Ha B8 use.	Baseline total site area 2013: 1137Ha. Total site area 2019: 1206Ha. Site area in use 2013: 945Ha. Site area in use 2019: 993Ha. Vacant land 2013: 193Ha. Vacant land 2019: 213Ha. Office use: 0.119Ha A2 use plus a small proportion of the 5.32Ha B1 use. Industry & ware-housing use: a large proportion of the 5.32Ha B1 use, plus 263Ha B2 use & 434Ha B8 use.	No employment survey in 2020/21	Employment survey to cover period to 2021/22 (i.e. up to 31/03/22) underway summer 2022, but results not expected to be available in time for this AMR. The results of the survey will be published before the next AMR.
Area of land permitted on non-allocated sites (Ha / sq.).	10% of total employment land permitted.	50% below target.	Totals permitted on unallocated sites 2013/14:	Totals permitted on unallocated sites 2014/15: 1,528,175.45 sq.	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in	Total area permitted for employment uses for unallocated, windfall sites	Total area permitted for employment uses for unallocated, windfall sites	Total area permitted for employment uses for unallocated, windfall sites	Total area permitted for employment uses for unallocated, windfall sites	Total area permitted for employment uses for unallocated, windfall sites

			173,550.00 sq. Unallocated = 0.075%	Unallocated = 87.7%	2015/16: 3.86Ha	2016/17: 2.80Ha	under 0.5Ha in 2017/18: 2.08Ha	under 0.5Ha in 2018/19: 2.02Ha	under 0.5Ha in 2019/20: 2.66Ha	under 0.5Ha in 2020/21: No employment survey in 2020/21	Employment survey to cover period to 2021/22 (i.e. up to 31/03/22) underway, but results not expected in time for this AMR.
Progress towards delivery of strategic employment sites: a) Blackbridge b) Pembrokeshire Science & Technology Park c) Withybush Business Park d) Trecwn	75% delivered by 2021.	Development not commenced by the following dates: a) Blackbridge (2018) b) Pembrokeshire Science & Technology Park (March 2017) c) Withybush Business Park (March 2017) d) Trecwn (March 2017)	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0 – DNS application for biomass facility refused 26/06/18. 2018 trigger has been activated.	Blackbridge 0 – DNS application for biomass facility refused 26/06/18. 2018 trigger has been activated.	Blackbridge 0 – DNS application for biomass facility refused 26/06/18. 2018 trigger has been activated.	Blackbridge 0 – DNS application for biomass facility refused 26/06/18. 2018 trigger has been activated. 75% delivery target for 2021 also activated.	Blackbridge 0 – DNS application for biomass facility refused 26/06/18. 2018 trigger has been activated. 75% delivery target for 2021 also activated.
			Science & Technology Park 0 – no new consents in this AMR period	Science & Technology Park 2,065 sq. m B1 use	Science & Technology Park 2,065 sq. m B1 use	Science & Technology Park 0 – no new consents in this AMR period	Science & Technology Park 0 – no new consents in this AMR period	Science & Technology Park 0 – no new consents in this AMR period	Science & Technology Park 0 – no new consents in this AMR period	Science & Technology Park 502 sq. m B1 industrial building consented in this AMR period (20/0567/PA & 20/0937/DC) 75% delivery target for 2021 activated, as that level of development has not been reached on this site.	Science & Technology Park 900 sq. m office building consented in this AMR period (20/1201/PA & 21/0644/PA) & also a 264 sq. m storage building on the same site. 75% delivery target for 2021 activated, as that level of development has not been reached on this site.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
			Withybush Business Park 0 – no new consents in this AMR period	Withybush Business Park - Permission for 75 sq. m of A1 use, 400 sq. m B8 use	Withybush Business Park - Permission for 75 sq. m of A1 use, 400 sq. m of B8 storage use A non-employment proposal has also been granted pp.	Withybush Business Park - conditional consent for a steel-framed storage unit for UPVC windows & indoor fitness centre. Approved variation of condition place of worship consent.	Withybush Business Park 0 – no further consents since those granted in AMR year 4.	Withybush Business Park – permission granted for an additional 111.48sq m of B2 floor-space during AMR year 6 – application 17/0425/PA.	Withybush Business Park – permission granted for access roads into sites B & C, lighting & attenuation ponds & regrading of land to create two level plateau areas for future development – application 19/0570/PA; consents also granted for repositioning / extension of various facilities at Days Garage, extending onto this site (19/0192/PA) & a discharge of condition consent granted in conjunction with earlier access, footpath, lighting & attenuation proposals (19/0204/DC, relating to 18/1034/PA).	Withybush Business Park During this AMR period, there has been one discharge of condition consent for a 52,900 sq. m proposal (19/1351/DC, as a follow up to 19/0570/PA reported in the previous AMR period). 75% delivery target for 2021 activated, as that level of development has not been reached on this site.	Withybush Business Park During this AMR period, consent has been granted for construction of a dairy processing facility of 3754 sq. m (within a 4.25 hectare site) (21/0807/PA). This relates to a food park proposal on a nearby site at Withybush. 75% delivery target for 2021 activated, as that level of development has not been reached on this site.
			Trecwn 0	Trecwn 0	Trecwn 0 - Permission granted for a wood-fuelled power station to generate energy from	Trecwn 0 – No change. Earlier consents for diesel-fired peaking plant & wood-fuelled	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger has been activated.

					biomass, outside the allocated site area.	power station not started.	has been activated.	has been activated.	has been activated.	has been activated. 75% delivery target for 2021 also activated.	75% delivery target for 2021 also activated.
Progress towards delivery of mixed use sites: a) Haverfordwest – Old Hakin Road b) Johnston Arnold’s Yard c) Dale Road, Hubberston	66% delivered by 2021	Sites do not have planning permission by Plan Review (2017).	Haverfordwest – Old Hakin Road 0	Haverfordwest – Old Hakin Road 0	Haverfordwest – Old Hakin Road 0	Haverford-west – Old Hakin Road 0	Haverfordwest – Old Hakin Road 0	Haverfordwest – Old Hakin Road 0	Haverfordwest – Old Hakin Road 0	Haverfordwest – Old Hakin Road 0 – trigger activated as 66% not delivered by 2021.	Haverfordwest – Old Hakin Road 0 – trigger activated as 66% not delivered by 2021
			Johnston Arnold’s Yard 0	Johnston Arnold’s Yard 0	Johnston Arnold’s Yard 0	Johnston Arnold’s Yard 0 - trigger activated	Johnston Arnold’s Yard 0 – trigger activated	Johnston Arnold’s Yard 0 – trigger activated	Johnston Arnold’s Yard 0 – trigger activated	Johnston Arnold’s Yard 0 – trigger activated as no planning permission & 66% not delivered by 2021.	Johnston Arnold’s Yard 0 – trigger activated as no planning permission & 66% not delivered by 2021
			Dale Road Hubberston 0	Dale Road Hubberston 0	Dale Road Hubberston 0	Dale Road Hubberston 0 - trigger activated	Dale Road Hubberston 0 – trigger activated	Dale Road Hubberston 0 – trigger activated	Dale Road Hubberston – trigger activated	Dale Road Hubberston 0 – trigger activated as no planning permission & 66% not delivered by 2021.	Dale Road Hubberston 0 – trigger activated as no planning permission & 66% not delivered by 2021
(Core) The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement.	Maintenance of the hard rock & sand & gravel land-banks for the duration of the Plan (to 2021) & for 10 years (hard rock) & 7 years (sand & gravel) beyond the Plan period	Further investigation if land bank drops to 12 years (hard rock) or 9 years (sand & gravel), to ensure sufficient provision at end of Plan period. Monitor tonnage permitted.	See Minerals Note 1 from AMR 1 (2013/14).	Trigger for further investigation activated for sand & gravel. See summary text for this Objective in LDP AMR 2.	Trigger for further investigation activated for sand & gravel. See summary text for this Objective in AMR 3.	Trigger for further investigation activated for sand & gravel. See summary text for this Objective, below.	Trigger for further investigation activated for sand & gravel. See summary text for this Objective, below.	Trigger for further investigation activated for sand & gravel. See summary text for this Objective, below.	Trigger for further investigation activated for sand & gravel. See summary text for this Objective, below. The Deposit LDP 2 allocates two sites for sand & gravel quarries, but this Plan is	Trigger for further investigation activated for sand & gravel. See summary text for this Objective, below. The Deposit LDP 2 allocates two sites for sand & gravel quarries, but this Plan is not yet	Trigger for further investigation activated for sand & gravel. See summary text for this Objective, below. The Deposit LDP 2 allocates two sites for sand & gravel quarries, but this Plan is not yet finalised. A West Wales Statement of Sub-Regional Collaboration for

									not yet finalised.	finalised. A West Wales Statement of Sub-Regional Collaboration for minerals is currently being prepared.	minerals is currently being prepared.
Number of applications approved contrary to Policy GN.22. <i>(Please note this is an amended indicator as proposed by AMR 1, paragraph 3.17).</i>	0	More than 4 approvals in 4 years.	See Minerals Note 2 from AMR 1 (2013/14).	0	0	0	0	0	0	0	0
Progress towards fulfilling the commitment to find alternative locations for minerals production in non-National Park locations within Pembrokeshire & / or elsewhere in SW Wales.	Regional discussions to resume by 2014 & significant progress towards identification of new mineral reserves in the County &/or SW Wales region demonstrated by 2018	No trigger, but narrative to update the position.	See Minerals Note 3 from AMR 1 (2013/14).	See summary text for this Objective in AMR 2 (2014/15).	See summary text for this Objective in AMR 3 (2015/16).	See summary text for this Objective in AMR 4 (2016/17).	See summary text for this Objective in AMR 5 (2017/18).	See summary text for this Objective in AMR 6 (2018/19).	See summary text for this Objective in AMR 7 (2019/20).	See summary text for this Objective in AMR 8 (2020/21).	See summary text for this Objective in AMR 9 (2021/22).

Summary of Strategic Objective: Sustaining & enhancing the rural & urban economy (C)

The Employment Survey 2019 presents information on employment land & buildings on LDP employment and mixed-use allocations, on the main existing industrial sites & on windfall sites consented since LDP adoption. Key elements of the results for 2019 are presented above. Further information is available in the Employment Survey Report 2019. There was no Employment Survey in 2020 or 2021, although site-specific updates have been provided for monitored sites by this AMR. An Employment Survey for 2022 (which will update the position to 31/03/22) is currently being prepared but will not be finished in time to inform this AMR. The results of the survey will be published prior to the next AMR.

There has been some progress towards delivery of the strategic employment sites. The target for 2021 is 75% delivery and there are triggers for further investigation if there has been no development at Blackbridge by 2018 and the three other sites by March 2017. There had been no development at Blackbridge by 2018 and hence the trigger for further investigation has been activated. Similarly, there had been no development commenced at Trecwn by 2017 and hence the trigger for this site has also been activated. All the strategic sites failed to reach the 75% delivery target set for 2021. The Authority will continue to monitor uptake on these sites.

At Blackbridge, Welsh Government & Pembrokeshire County Council sold their land holdings in this area to the development company Egnedol. Egnedol submitted a planning application for a biomass facility (and other related development proposals) on the strategic site and additional land beyond the allocated area. This was classified as a Development of National Significance (DNS) and hence was administered by the Planning Inspectorate. Welsh Ministers refused the application in AMR period 6. The allocated land at Blackbridge and some further land beyond its boundary is within the Haven Waterway Enterprise Zone.

At the Pembrokeshire Science & Technology Park, development got underway several years ago with the construction of the Bridge Innovation Centre. More recently, a steel framed use class B1 industrial building, reported as consented in AMR 2, has been completed and a further site was consented during 2020/21 (with development underway August 2021). During the AMR 9 period, further planning consents have been issued for an office building and for a storage building. This site is also within the Haven Waterway Enterprise Zone.

Some parts of the Withybush Business Park site have already been developed. There is also road infrastructure in place that will serve undeveloped parts of the site. This site is within the Haven Waterway Enterprise Zone. Various proposals at this site were consented during earlier AMR periods, with further consents granted during AMR years 6 and 7 and a discharge of condition application consented during AMR year 8. During the AMR 9 period, consent was granted for the construction of a dairy processing facility, which is associated with the development of a food park on a nearby site (21/0807/PA).

At Trecwn, buildings & infrastructure relating to earlier military uses remain. No new planning permissions have been granted during the AMR 9 period but permission was granted within the allocated area for a diesel-fired peaking plant in 2012 (before LDP adoption) and outside the allocated area (but within the Trecwn valley) for a wood-burning power station, early in the AMR 3 period. Neither proposal has been implemented.

Monitoring triggers have now been activated at all four LDP 1 strategic employment sites. An update has been published to the Two County Economic Study for Carmarthenshire and Pembrokeshire, which assesses the need for strategic employment sites to be allocated in the emerging LDP 2s being prepared by the respective County Councils. The main message from the update is that whilst the amount of land required for broad sectors may have changed slightly, the impact on the overall requirement is not that great, in spite of Brexit and the Covid-19 pandemic. Indeed, when compared to the previous forecasts, the 2021 data shows a slightly higher land requirement in both geographies when compared to the 2020 data,

although slightly lower than requirements identified in 2019. For the majority of sectors, this projection continues to relate to the impact of the pandemic and the time needed to recover to pre-pandemic employment levels before growth. Most of the forecasts for broad sectors therefore show a 'lag' with employment levels taking time to bounce back. The changes in land demand also reflect some key changes in the forecasts, including a reduction in the forecast amount of B8 land (associated with transport and storage) which drives the overall requirement down from the 2019 forecasts.

On the three mixed-use allocation sites, the target is for 66% delivery by 2021, with a 2017 trigger for further investigation of sites that do not have planning permission by that date. Only the Old Hakin Road, Merlins Bridge, site has planning permission and none of the sites has been delivered, hence monitoring triggers have now been activated at all three LDP 1 mixed use sites.

At Old Hakin Road, Merlins Bridge, planning permission for mixed-use development was first granted in 2004, since when there have been various renewals, reserved matters approvals & modifications, the most recent of which were 14/0151/PA, approved on 01/08/14 and (during AMR year 7) 18/0171/PA, which varies and removes some of the conditions on the 2014 permission and was approved on 30/07/19. The monitoring trigger has been activated due to non-delivery.

At Arnold's Yard, Johnston, there are no recent planning applications and historic uses have ceased. The monitoring trigger was activated in 2017 (AMR 4) and this has been taken into consideration in preparing the Deposit LDP 2. The non-delivery monitoring trigger has also been activated now.

The mixed-use site at Dale Road, Hubberston, Milford Haven, remains undeveloped & there have been no planning applications post LDP adoption. The monitoring trigger was activated in 2017 (AMR 4) and this has also been taken into consideration in preparing the Deposit LDP 2. The non-delivery monitoring trigger has also been activated now.

Although relating to sites other than those specifically monitored, during recent AMR periods there have been consented applications, some of which are now being implemented, for employment / energy related developments at Pembroke Dockyard (port related development including manufacture of marine energy devices, boat manufacture and repair and construction of plant – including 20/0732/PA , for the Greenlink Interconnector (which links in to the electricity grid at Pembroke Power Station – including 20/0041/PA and 20/0044/PA) and for the Withybush Food Park (an industrial unit for the preparation of food products – including 19/1035/PA).

Regarding minerals, the land-bank in SW Wales for hard rock production sites outside the National Park is extensive, although a small shortfall may emerge towards the end of the LDP 2 plan period. The eventual cessation of National Park production is therefore unlikely to be problematic, as alternatives outside the Park boundary are available. Also, during the AMR 8 period, consent was granted for an extension to the Slade Hall quarry, including a weighbridge and weighbridge office. This will help to offset any long-term shortfall in the hard rock landbank. However, for sand and gravel, the landbank is less substantial and potential new terrestrial production sites have therefore been identified in conjunction with Plan Review. The Deposit version of LDP 2 makes two new allocations for sand and gravel quarries in the Council's planning area and, if retained from the LDP 2 Deposit 2 Plan, these will subsequently be tested through LDP examination processes.. Work has also continued during AMR year 9 on the preparation of a Statement of Sub-Regional Collaboration for minerals for the RTS 2nd Review West Wales sub-region. This will provide an opportunity to seek solutions to minerals landbank shortfall issues on a sub-regional basis.

The economic mineral resource of the Plan area is safeguarded in accordance with Welsh policy guidance. Good practice guidance has been prepared to provide practical advice on the consideration of this matter in the course of evaluating the merits of planning applications in the safeguarded area. Monitoring for AMRs 2 to 9 indicates that no applications have been approved contrary to the provisions of GN.22.

Strategic Objective: Developing vibrant communities providing a range & mix of homes & local services (D) (See also indicators for Sustaining & enhancing the rural & urban economy)

(Core) Housing land supply (TAN 1)	Minimum 5 years housing land supply	Supply less than 5.5 years.	4.9 years indicated by 2012-2013 JHLAS	5.3 years indicated by 2013-2014 JHLAS.	5.0 years indicated by 2014-2015 JHLAS.	5.1 years indicated by 2015-2016 JHLAS.	5.1 years indicated by 2016-2017 JHLAS.	4.5 years indicated by 2017-2018 JHLAS.	3.5 years indicated by 2018-2019 JHLAS.	Indicator no longer relevant see commentary below & Appendix 2.	Indicator no longer relevant see commentary below & Appendix 2.
Annual dwelling completions & commitments.	Average of 500 new completed dwellings per year over first 4 year period Average of 640 new completed dwellings per year in remaining years	10% below target.	459 (2013-2014 Housing Survey)	588 (2014-2015 Housing Survey).	405 (2015-2016 Housing Survey)	365 (2016-2017 Housing Survey).	286 (2017-2018 Housing Survey).	419 (2018-2019 Housing Survey).	267 (2019-2020 Housing Survey using Building Regulations data only)	340 (2020-21)	338 (2021-21)

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
(Core) Amount of housing development permitted & built on allocated housing sites as a percentage of the total housing allocation & as a percentage of the total housing development permitted.	80% of allocations should be completed by 2021. As a total of all housing development permitted, a minimum of 60% should be on allocated sites	30% of allocations should be permitted by March 2017. Investigation if permissions on allocated sites are below 60% of total.	67% of allocations were permitted & 25% of allocations were built as a percentage of the total housing allocation by March 2017. Therefore no further investigation is required.								
			67% of allocations were permitted as a percentage of the total housing development permitted by March 2017. 59% of allocations were built as a percentage of the total housing completions.								
Progress towards delivery on the following housing sites: a) Slade Lane South, Haverfordwest b) Slade Lane North, Haverfordwest c) Maesgwynne, Fishguard d) Shoals Hook Lane	All sites should deliver identified units anticipated in the Plan by 2021	Development not commenced by the following dates: a) Slade Lane South, Haverfordwest – 2017 b) Slade Lane North, Haverfordwest – 2020 c) Maesgwynne, Fishguard – March 2017 d) Shoals Hook Lane – March 2017.	Slade Lane South Planning permission in place (outline) for 729 residential properties, a Superstore & Petrol Filling Station.	Slade Lane South Permission still in place.	Slade Lane South Permission still in place.	Slade Lane South Permission still in place. A Section 73 was approved on 23/01/17 to extend the time for the submission of reserved matters on residential site.	Slade Lane South Permission still in place. A variation of condition application was conditionally approved on 13/10/17.	Slade Lane South A Reserved Matters Application 18/1040/PA for 115 dwellings was approved on 24.07.19	Slade Lane South As reported last year, a Reserved Matters Application 18/1040/PA for 115 dwellings (phase 1 details) was conditionally approved on 24/07/19. In addition to this, there were three Discharge of Conditions applications affecting the two Slade Lane sites determined in AMR year 7 (18/1222/DC, 18/1035/DC & 19/0303/DC) & two Non-Material Amendment applications (19/0777/NM & 19/1276/NM).	Slade Lane South In AMR year 8 there was one cancelled application which proposed a non-material amendment to 18/1040/PA (reported in AMR year 7). Two further applications of note are: 20/0268/PA, which sought to vary condition 3 of 16/0858/PA to allow an extension of time for submission of reserved matters for later phases of Slade Lane South & North (conditionally approved in AMR year 9 – 17/06/21) 21/0237/MD – which seeks to modify a S.106 agreement of 2014 (currently	Slade Lane South During AMR year 9 further consideration was given to planning application 21/0237/MD, which seeks modification of the s.106 legal agreement dated 3 rd February 2014. In December 2021 it was resolved that the existing section 106 agreements be modified to allow only phase 1 of the development to proceed without the residential contribution & affordable housing. At the time of writing (August 2022) the planning consent had not been issued & the revision of the s.106 legal agreement was ongoing but not concluded.

											undetermined – at August 2021). Onsite infrastructure works have now started but not the construction of the 115 dwellings in phase 1.
			Slade Lane North As Above	Slade Lane North As Above	Slade Lane North As Above	Slade Lane North As Above	Slade Lane North As above, but with 24 dwelling approved on a smaller part of the site.	Slade Lane North Outline permission still in place	Slade Lane North Outline permission still in place. In addition to what is reported for the site above, implementation has commenced on the part of the North site in Hill West ownership, based on 15/0250/PA & 18/0094/PA. There have also been various Discharge of Condition & Non Material Amendment applications on this part of the site, including 18/1265/DC, determined in AMR year 7.	Slade Lane North On the part of the site being developed by Hillwest Ltd, a 24 dwelling proposal is now underway (with 12 completed & the majority of the remainder under construction. 21/0430/PA seeks removal of a condition which restricts occupation of dwellings to 8 until a pedestrian link is constructed. This is currently undetermined (in August 2021). On the part of the site owned by Conygar, please see the note on 20/0268/PA recorded under Slade Lane South.	Slade Lane North During AMR year 9, planning application 21/0430/PA was conditionally approved. This sought removal of condition 5 of earlier permission 15/0250/PA, which restricted occupation of units on the part of the site being taken forward by Hillwest Ltd.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
			Maesgwynne Planning permission in place - 07/1454/PA (outline) – residential & 08/0829/PA (RM) – residential.	Maesgwynne Planning permission in place 07/1454/PA (outline) expires 16/10/2016. S73 application undetermined at base date of AMR.	Maesgwynne Planning permission in place 07/1454/PA (outline), expires 16/10/2016. S73 application undetermined at base date of AMR.	Maesgwynne Planning permission in place 07/1454/PA (outline), S73 extension of time period, decision date 19/08/2016 (14/0070/PA). The section 106 was signed on 4 th August 2016.	Maesgwynne No change	Maesgwynne 18/0018/DC discharge of conditions 8 & 11 of 09/0724/PA. Conditionally approved on 10 th April 2018.	Maesgwynne The Parc Loktudi element of the site continues to be built out. Following 18/0018/DC in year 6, a further application was received relating to plots 42-48 at Parc Loktudi. This proposed variation of condition 2 on earlier application 09/0724/PA (14 dwellings) & was conditionally approved on 20/03/20 (19/0958/PA). No applications have been received in AMR year 7 relating to the remainder of the site.	Maesgwynne Development activity is restricted to the Parc Loktudi element of the site. The most recent permission was 19/0958/PA, reported in AMR year 7. The remainder of the site is undeveloped.	Maesgwynne During AMR year 9, planning application 21/0888/PA was received. This seeks permission for residential development & associated works on the part of the site adjacent to Clos-y-Bigney. The application proposes a 100% affordable housing development. At the time of writing (August 2022), the application had not been determined.
			Shoals Hook Lane No permission	Shoals Hook Lane No permission	Shoals Hook Lane No permission	Shoals Hook Lane No permission.	Shoals Hook Lane No permission.	Shoals Hook Lane No permission.	Shoals Hook Lane No permission.	Shoals Hook Lane No permission.	Shoals Hook Lane No permission.
Affordable Housing percentage target in GN.27	Target will reflect economic circumstances	Should average house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters then the Authority will consider other triggers identified	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP	Base Price September - December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP	Base Price September - December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP	Base Price September – December 2012 was £155,000. The evidence gathered for monitoring between 1 st April 2016 & 31 st December	Base Price September – December 2012 was £155,000. The evidence gathered for monitoring between 1 st April 2016 & 31 st December	A further review of the Affordability Index is now underway, although the results will not be available in time for	The further review of the Affordability Index, referenced in the AMR for year 8, has now been completed & published. The link to the report is here:

		in the Affordable Housing SPG & may conduct additional viability testing & modify the targets established in GN.27 & GN.28	Affordability Index June 2014).	Affordability Index June 2015).	Affordability Index Sept 2016).	Affordability index December 2016).	Affordability index December 2016).	2017 does not conclusively indicate that there has been a sufficient change in Housing Market Indicators to require a re-assessment of the development viability evidence that influenced the LDP targets for Affordable Housing. The matter will, however, be re-considered in conjunction with LDP review.	2017 does not conclusively indicate that there has been a sufficient change in Housing Market Indicators to require a re-assessment of the development viability evidence that influenced the LDP targets for Affordable Housing. The matter is being re-considered in conjunction with LDP review.	inclusion in this AMR (year 8).	https://www.pembrokeshire.gov.uk/adopted-local-development-plan/implementation-and-monitoring (scroll down to the further link to the Affordability Index (1 January 2018 - 31 March 2021)). Overall, the evidence gathered does not conclusively indicate that there has been a sufficient change in Housing Market Indicators to require a re-assessment of the development viability evidence that influenced the LDP targets for affordable housing. For the time being, the policy GN.27 & GN.28 targets of the current plan will remain in force.
(Core) The number of net additional affordable & general market dwellings built (TAN 2)	5,700 dwellings by 2021 including 980 affordable housing dwellings by 2021	If total number of dwellings built by Plan Review (2017) is less than 50% of target.	459 (2013-2014 Housing Survey)	588 (2014-2015 Housing Survey).	405 (2015-2016 Housing Survey)	365 (2016-2017 Housing Survey).	286 (2017-2018 Housing Survey).	419 (2018-2019 Housing survey)	267 (2019-2020 Housing Survey – please note this was a partial survey based on desk-top analysis)	340(2020-2021 Housing survey)	338(2021-2022 Housing survey)
Total number of affordable homes granted planning permission.	980 by 2021	If less than 50% of target by Plan Review (2017).	323	265	125	190 No further investigation needed (903 total)	133 No further investigation needed (1036 total)	170	70 (includes 8 rural enterprise dwellings)?	100 (includes 1 rural enterprise dwelling, PCC & RSL sites	29 (includes 1 rural enterprise dwelling, & 23 RSL sites.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Number of affordable homes gaining planning permission through planning obligations.	476 by 2021	If less than 50% of target by Plan Review (2017).	232 with financial contribution of £395,207.25 on S106 agreements signed in the last financial year.	220 with financial contribution of £2,244,805.25 on S106 agreements signed in the last financial year.	74	141 with financial contribution of £714,793.85 on S106 agreements signed in the last financial year.	59 with financial contribution of £1,576,307.00 on S106 agreements signed in the last financial year.	7 with financial contribution of £699,530.75 on S106 agreements signed in the last financial year.	62 with financial contribution of £1,940,706.95 on S106 agreements signed in the last financial year.	7 with financial contributions of £408,181.25 on S.106 Agreements signed in the last financial year.	5 with financial contributions of £160,256.00 on S.106 Agreements signed in the last financial year.
Number of affordable homes permitted as Exception sites.	40 by 2021	If less than 20 by Plan Review (2017).	47	0	10	64	30	2	10	0	11
Number of affordable homes permitted delivered by Registered Social Landlords.	401 by 2021	Investigation if less than 200 by Plan Review (2017).	88 permissions gained by PHA & Tai Cantref (excludes RM).	40 permissions (excludes RM).	43 units permitted gained by PHA & Tai Cantref (excludes RM)	123 units permitted gained by PHA. (294 units permitted by Plan Review. No further investigation needed).	127 units permitted gained by PHA. (421 units permitted by Plan Review. No further investigation needed).	159	0 Permissions permitted gained by ATEB & Tai Cantref	Total 92 Permissions permitted, 66 by ATEB, 26 by PCC.	Total 23 permissions permitted
Number of rural workers dwellings granted planning permission	40 by 2021	50% of target.	3	5	4	1	2	2	8	1	1
Indication of general level of Affordable Housing Need.	No significant increases annually.	Level of need varies by over 10% in comparison with 2012 level as measured by the Common Housing Register.	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year	Updated Local Housing Market Assessment produced by HDH Planning & Development July 2021 463 for PCC & 564 for Pembrokeshire including PCNPA.	Updated Local Housing Market Assessment produced by HDH Planning & Development July 2021 463 for PCC & 564 for Pembrokeshire including PCNPA.
Number of affordable dwellings with planning permission & number built as a percentage of all new housing with planning permission & built.	98 affordable dwellings per annum consented; affordable housing to be at least 15% of overall permission & completion.	Further investigation if affordable housing is less than 12.5% of overall permissions.	323 gained planning permission out of a total of 1,547 new houses permitted (20%). 73 affordable units	265 gained planning permission out of a total of 1,210 new houses permitted (21.9%). 117 affordable units	119 gained planning permission out of a total of 922 houses permitted (12.9%). 131 affordable units built 2015-2016	190 gained planning permission out of a total of 691 houses permitted (27.5%). 90 affordable units built 2016-2017	133 gained planning permission out of a total of 608 houses permitted (21.9%). 48 affordable units built 2017-2018	170 gained planning permission out of a total of 564 houses permitted (30.1%). 141 affordable units built 2018-2019	62 gained planning permission out of a total of 200 houses permitted (31%). 77 affordable units built 2019-2020	100 affordable homes gained planning permission out of a total of 343 which is 29.2%. 102 affordable units built 2020-2021 out of a	29 affordable homes gained planning permission out of a total of 164 which is 18%. 100 affordable units built 2021-2022 out

			built 2013-2014, out of a total of 459 built (15.9%).	built 2014-2015 out of a total of 588 built (19.8%).	out of a total of 405 built (32%).	out of a total of 365 built (25%).	out of a total of 286 built (17%).	out of a total of 419 built (34%).	out of a total of 267 built (29%)	total of 340 built (30%).	of a total of 338 built (29.5%)
Proportion of housing development fulfilling affordable housing contributions sought by the authority.	75% of development to meet or exceed contribution rate; 95% of development to make some form of contribution to affordable housing.	10% on targets.	86.2% of housing proposals provided Affordable Housing contributions. (50 / 58 apps where AH contributions could have been sought).	89.1% of housing proposal provided Affordable Housing contributions (57 / 64 apps where AH contributions could have been sought).	90% of housing proposal provided Affordable Housing contributions (54 / 60 apps where AH contributions could have been sought).	89.4% of housing proposal provided Affordable Housing contributions (42 / 47 apps where AH contributions could have been sought).	86.1% of housing proposal provided Affordable Housing contributions (31 / 36 apps where AH contributions could have been sought).	87.8% of housing proposal provided Affordable Housing contributions (41 / 46 apps where AH contributions could have been sought).	79% of housing proposal provided Affordable Housing contributions (33 / 42 apps where AH contributions could have been sought).	78% of housing proposal provided Affordable Housing contributions (25 / 32 apps where AH contributions could have been sought)	81% of housing proposal provided Affordable Housing contributions (26 / 32 apps where AH contributions could have been sought)
(Core) Average density of housing permitted on allocated sites.	30 dph in Hub Towns & 25 dph in Rural settlements.	Further investigation if less than 25dph in urban areas & less than 20dph in rural areas.	Hub Towns 29 dph	Hub Towns 29 dph	Hub Towns 37 dph	Hub Towns 31 dph	Hub Towns 31 dph	Hub Towns 24	Hub Towns 35 dph	Hub Towns N/A	Hub Towns NA ⁷
			Rural Settlements 27 dph	Rural Settlements 24 dph	Rural Settlements 26 dph	Rural Settlements 22 dph	Rural Settlements 24 dph	Rural Settlements 40 ⁸	Rural Settlements 24 dph	Rural Settlements N/A	Rural Settlements 23.23 dph
Average density of housing permitted on windfall sites.	30 dph in Hub Towns & 25 dph in Rural settlements.	Further investigation if less than 25dph in urban areas & less than 20dph in rural areas.	Hub Towns 92 dph Rural Settlements 20 dph	Hub Towns 60 dph Rural Settlements 19 dph	Hub Towns 40 dph Rural Settlements 24 dph	Hub Towns 62 dph Rural Settlements 27 dph	Hub Towns 38 dph (74% BF) Rural Settlements 21 dph (70% BF)	Hub Towns 26.9dph (67% BF) Rural Settlements 18dph (51% BF)	Hub Towns 37dph Rural Settlements 20dph	Hub Towns 38 Rural Settlements 35.9 ⁱⁱ	Hub Towns 25.92 dph Rural Settlements 31 dph ⁹
Number of sites & pitches permitted & completed for gypsies & travellers accommodation.	40 additional Gypsy Traveller pitches are provided by the end of 2015.	Less than 40 permitted by the end of 2015.	15 pitches permitted since GTANA 2010	19 pitches permitted since GTANA 2010.	26 pitches permitted since GTANA 2010.	35 pitches permitted since GTANA 2010.	38 pitches permitted since GTANA.	51 pitches & 1 travelling show persons yard permitted since GTANA 2010	53 pitches & 1 travelling show persons yard permitted since GTANA 2010	57 pitches & 1 travelling show persons yard permitted since GTANA 2010	57 pitches & 1 travelling show person's yard permitted since GTAA 2010.

⁷ There were no new applications on housing allocations under GN 27 during the year.

⁸ This relates to a single application 12/0446/PA at the village of Croesgoch.

⁹ The Rural Settlement Density is particularly high this year due to a redevelopment site in Narberth Town, if you exclude Narberth the results are 17.5 dph

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Progress towards take up of allocated sites for gypsies & travellers accommodation.	40 additional Gypsy Traveller pitches are provided by the end of 2015.	Less than 40 permitted by the end of 2015.	Planning permission gained for 3 at Castle Quarry	3 pitches delivered at Castle Quarry.	Application to de-register common I& in Kilgetty successful.	Planning application at Kilgetty anticipated by end of 2017	Planning application for 12 pitches at Kilgetty under consideration during this AMR.	Permission granted for 12 pitches at Kilgetty (17/0790/PA) & funding in place.	Allocated extension to Kilgetty Kingsmoor site under construction.	Allocated extension to Kilgetty Kingsmoor site due to complete this autumn following a retender process.	Additional 10 pitches completed at Kilgetty Kingsmoor in February 2022.
Meeting newly arising need (post 2014) by the end of 2019 (Level of need identified within Gypsy Traveller Accommodation Needs Assessment produced end of 2014).	Need identified in 2014 survey met by the end of 2019.	Identified need not met by 2019. Survey superseded by 2015 GTAA. The Authority has produced a draft GTAA 2019 which remains with Welsh Government for Authorisation (July 2022). The level of need within the 2019 draft is reduced, in-line with longer term trends.									
Meeting newly arising (2016) need by the end of 2021 Level of need identified within Gypsy Traveller Accommodation Needs Assessment (produced end of 2016)	Need identified in 2016 survey met by the end of 2021.	No trigger.	N/A	N/A	Draft GTAA has been produced but not yet finalised.	GTAA approved by Welsh Government 2016.	GTAA 2015 identified a need for 32 pitches plus 2 travelling show-peoples yards. A total of 19 pitches permitted since the GTAA.	GTAA 2015 identified a need for 32 pitches plus 2 travelling show-peoples yards. A total of 31 pitches & 1 travelling showpersons yard permitted	GTAA 2015 identified a need for 32 pitches plus 2 travelling show-peoples yards. A total of 33 pitches & 1 travelling showpersons yard have been approved, & 1 established yard is outside enforcement for elements of the development. Need has been met.	The 2019 GTAA remains draft. The need arising within the GTAA 2015 has been met.	The 2019 GTAA remains draft. The need arising within the GTAA 2015 has been met.
Number of applications approved contrary to the protective aim of Policy GN.33.	0	3 over 3 years.	0	0	2 (14/1103/PA, 15/0132/PA)	0	0	0	0	0	0

Summary of Strategic Objective: Developing vibrant communities providing a range and mix of homes and local services (D) (See also indicators for sustaining and enhancing the rural and urban economy):

Housing

In March 2020 Welsh Government revoked TAN 1 Joint Housing Land Availability Studies and made revisions to the Housing Delivery section of Planning Policy Wales. These changes remove the five year housing land supply policy and replace it with a policy statement making it explicit that the housing trajectory will be the basis for monitoring. This AMR includes information on the LDP Housing trajectory as Appendix 2 as required by Planning Policy Wales and in accordance with guidance set out in the Development Plans Manual Edition 3. It demonstrates that the land supply available is sufficient to deliver anticipated completions. It indicates that cumulative completions have been below the anticipated annual build rate. This information has been assessed as part of LDP 2 Review and (alongside demographic information) has fed into a lower housing requirement for LDP 2 in comparison with the current LDP.

338 new dwellings were built in this monitoring period. The 10 year average build rate 2009-2019 (pre-Covid) was 379 per year, the most recent survey therefore suggests that house building in 2021-22 was just below historic pre-Covid average. In total 3805 dwellings have been completed since Plan adoption. Analysis conducted as part of the Plan Review suggests that the overall population and household projections used to derive the LDP target were high in comparison with more recent projections and that migration levels over the last 5 years have been below historic levels. This is likely to have impacted on local build rates. Further analysis of housing need will take place as part of Plan Review.

The target of 15% of affordable housing has been met for completions and but not for permissions (18%) this year. The trigger for further investigation has not been met.

In terms of the strategic housing sites identified in the Plan all 3 have met the trigger for review. Planning permission was been gained for 729 residential homes on the sites identified at Slade Lane North & Slade Lane South in Haverfordwest in AMR 1. As reported in AMR 2, the applicant has discharged all pre-commencement conditions in relation to access & access works have almost been completed to the site. All pre-commencement financial contributions required by the S.106 agreement have been received by the Authority. A Section 278 agreement has been completed & a bond received by the Authority. The Sewage bond & utility infrastructure agreement have been completed & bonds paid. A land transfer for Education purposes has also taken place. A section 73 application has been made to extend the time for submission of the Reserved Matters on the residential element of the proposal. A further application relating to this site was determined in AMR year 5 – 17/0520/PA, a variation of condition application on 12/0829/PA, conditionally approved on 13/10/17. A Reserved matters application 18/1040/PA for 115 dwellings was approved on 26/7/19. An application to modify the section 106 legal agreements relating to this site has been made but was undetermined at the time of writing (August 2022).

The Affordability Index has been updated to cover the period up to 31st March 2021. The key conclusions are recorded in the table above and further detail is available in the report itself, which is available to view online on the Council's website.

No planning applications have been received on Shoals Hook Lane in Haverfordwest. In Fishguard, the Maesgwynne site has an existing permission on part of the site. A further planning application, to extend the time period for the submission of reserved matters, was conditionally approved in AMR year 4. The section 106 was signed on 4th August 2016. An application for a 100% affordable housing development on the part of the site adjacent to Clos-y-Bigney remained undetermined at the time of writing (August 2022).

From those residential developments on which PCC was able to seek contributions towards affordable housing it did so on 81% (26 out of 32 planning applications). PCC was not able to seek contributions towards affordable housing on a total of 6 applications, 2 RSL applications, 2 conversions, 1 COU and S.106 was previously agreed. In total 29 Affordable Homes gained planning permission, of these 5 affordable homes were negotiated through section 106 legal agreement, 23 Registered Social Landlord sites, 1 Rural Enterprise with financial contributions of just over £160,256.00 signed in the last financial year.

PCC continues to monitor the number of permissions given on exception sites with 11 affordable homes gaining permission on one exception sites during the AMR9 period.

In line with commitments in the SPG & AMR, PCC is continuing to monitor house prices & other indicators to assess whether any changes are required to the levels of Affordable Housing contributions set out as indicative targets. Monitoring to date has indicated that no change is necessary & the targets of the Plan remain appropriate (see LDP Affordability Index). The Affordability Index was last reviewed in 2018 (incorporating the data from 1st April 2016 to 31st December 2017 for the first time) and a further review is now underway. However, the results will not be available in time for inclusion in this AMR (year 8). The matter is also being reviewed in conjunction with preparation of LDP 2.

Whilst levels of need for Affordable Housing are still acute in Pembrokeshire the Plan is successfully delivering high levels of Affordable Housing. An updated LHMA was prepared during 2021 and will inform the Plan Review. Stakeholders have requested that the AMR include information on the way in which any commuted sums for Affordable Housing have been spent by the Authority. During the year 2021-2022 8 schemes were identified and £110,129.00 was paid to the RSL's by the authority and to PCC for acquisitions, compared to 2020-2021 5 schemes and £62,574.00, 2019-2020 6 schemes and £157,404.17, 5 schemes and £134,298 in 2018-2019 £125,291 in 2017-2018, 2016-2017 - four schemes were identified and £107,909.96 was paid to the RSLs by the Authority.

In relation to density, no applications were approved on allocated urban sites during the AMR 9 period, those that were approved on allocated and windfall sites in urban and rural areas however were slightly below target but they are still within the parameters of acceptance so no further investigation is needed. .

Gypsy Traveller Provision

The 2015 GTAA was approved by Welsh Government in February 2016 & indicated a need for 32 pitches between 2015 & end of 2020 – a lower need than that indicated by previous assessments. This lower need suggests that the number of private pitches gaining permission is having an impact on the levels of need in Pembrokeshire. In terms of Gypsy Traveller pitches, since the GTAA assessment took place in 2015 (approved by Welsh Government 2016), consent has been granted for 373 traveller pitches, including consent for 12 pitches providing an extension to the council site at Kingsmoor Kilgetty (ref: 17/0790/PA). Development has completed and which implemented the planning consent (17/0790/PA), with 10 pitches delivered. In terms of the LDP, current allocations & policies are enabling both private & allocated sites to gain permission & on this basis no further investigation is required at present. An updated GTAA was submitted to WG in Autumn 2019, but has not yet been approved due to staff shortages within the WG. Once agreed this document will inform Plan Review.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Strategic Objective: Delivering design excellence & environmental quality (B) & Protecting & enhancing the natural & built environment (J)											
Number of planning permissions granted contrary to Policy GN.1, the protective aim of criterion 3.	0	More than 4 such permissions in 4 years.	6	12	1	0	0	0	0	0	1 ¹⁰
Number of housing permissions within Settlement Boundaries as a percentage of all housing permissions.	98%	5% a year outside settlement boundaries over 4 years.	94%	96.9%	93%	93%	95.5%	95.7%	95.2%	92.1%	93%
Number of permissions approved contrary to Policy SP16.	0	More than 4 in 4 years.	0	0	0	0	4 (All determined by appeal)	0	0	0	0
(Core) Amount of Greenfield land lost to development (ha) which is not allocated in the Plan.	None (No target)	None (No trigger)	365.07 ha	299.8 ha	41.14 ha	62.52ha	46.339 ha	15.18ha	17.63ha	15.6ha	15.4ha
Amount of Greenfield lost to development outside settlement boundaries.	None (No target)	None (No trigger)	338.98 ha	280.64	32.02 ha	50.22 ha	28.49 ha	17.43ha	16.5ha	19.88	54.57ha ¹¹
Loss of Open Space as a result of development (ha) which is not allocated in the Plan.	None (No target)	None (No trigger)	0	0.15ha (13/1092/PA)	0	0	0	0	0	0	0
Number of planning permissions granted contrary to the aim of Policy GN.37.	None	More than 4 in 4 years.	0	0	0	0	0	0	0	0	0
Number of planning permissions, listed building consents & SAM consents granted contrary to Policy GN.38.	None	More than 4 in 4 years.	3	12	2	0	1	0	1 ¹²	0	2
(Core) Amount of new development (ha) permitted on previously developed land (brownfield, redevelopment & conversions) expressed as a percentage of all development permitted.	No target	No trigger	80.75ha (18%)	46.87ha (11.3%)	291.05ha (85%)	115.50ha (63%)	57.51ha (50.6%)	59.87ha (82%)	124.77ha (73%)	61.97ha (82%)	116.37ha (86.62%)
(Core) Amount of waste management capacity permitted	No target	No trigger	3.65 ha	4.20 ha	3.32 ha	1.11 ha	1.00 ha	1.20 ha	5.05 ha	0.56 ha	3.64 ha, but noting that in each case the new

¹⁰ 20/0732/PA Redevelopment of Pembroke Dockyard – Justified given the national need for port related activities including the manufacture of marine energy devices, boat manufacture and repair and erection of plant.

¹¹ 15.61Ha solar farm (21/0986/PA), 3.27ha Welsh Medium Primary School (21/0653/PA), & other notable applications include sports & equestrian training, tourism extensions to Bluestone & Heatherton, agricultural sheds & numerous slurry lagoon/nutrient stores largely influenced by changes in Welsh Government Policies on storage,

¹² 14/0158/PA Milford Haven Marina

											permissions relate to earlier consents
Progress towards finding a new Civic Amenity Site to serve SE Pembrokeshire.	Provision of new site by 2015.	No planning permission in place by April 2014 & if site is not operational by 2015.	Devonshire Drive, near New Hedges conditionally approved 17/07/14	New facility conditionally approved on 17/07/14 operational from Easter 2015.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.
Winsel – Provision of extension to civic amenity site	Scheme implemented	No planning permission in place by April 2014 & if site is not operational by 2015.	Planning permission was granted on 0.23ha of the allocated site on 08/05/13.	The site is fully operational.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.

Summary of Strategic Objective: Delivering design excellence and environmental quality (B) And Protecting and enhancing the natural and built environment (J):

93% of permissions granted for housing were within settlement boundaries, below the target of 98%, but reflecting acceptable proposals such as those for TAN6 essential workers. The trigger for further investigation has been met. An assessment of settlement boundaries and policies for rural development is underway as part of the development of LDP2.

The area of Greenfield land permitted for development which is not otherwise allocated is still above the target of 0ha. The area of Greenfield land lost to development in countryside locations is 54.57ha which is much higher than previous years but can largely be attributed to renewable energy developments, a new Welsh Medium school and a notable increase in proposals such as slurry stores, along with some equestrian and sporting facilities, one planet development and tourism proposals. The Authority will continue to monitor this area.

The trigger for permissions, listed building consents & SAM consents granted contrary to Policy GN.38 was met during the early part of the Plan period (but has since not been triggered). However, the wording of GN.38 is such that even where a limited adverse effect is identified, a proposal must be considered to be contrary to the policy. Consideration will be given to re-examining this wording at Plan Review, to ensure that only those proposals with a significant adverse effect are deemed contrary to policy.

The new waste management capacity permitted between 01/04/21 & 31/03/22 was 3.64 ha on 4 sites:

21/0674/PA – Land adjacent to PG Recycling, Parc Gwyn, Crymych (0.96 ha) (extension to lifespan of operations – deposit of inert waste)

20/0191/PA – Land adjoining Clunderwen Depot, Nevern Road, Glanrhyd (2.06 ha) (variation of commencement date on a material recovery facility)

20/0841/DC – Land to west of Greenacres Skip Hire, Dwrbach, Fishguard (0.52 ha) (discharge of condition on a permission for extension to an existing recycling facility)

20/0376/PA – Highway House, Ferry Terrace, Pembroke Dock (0.10 ha) (allowed on appeal) (variation of two conditions on an earlier permission at a waste transfer / recycling site)

In each case, the new permissions relate to earlier consents. In terms of the other indicators associated with waste, both relate to progress with site delivery. In each case, the anticipated facilities have now been delivered and the requirements of the indicators are therefore met.

Appendix 2 – Cumulative Housing Completions and Housing Trajectory

Development Plans Manual Edition 3 was published in March 2020. This introduces a change to the way in which total cumulative completions are monitored against the anticipated cumulative completion rate. The manual notes that for those plans published prior to the publication of the DPM, cumulative completions will be measured against the cumulative average annual housing requirement set out in the plan. This should be presented in AMRs and the information should be prepared with the involvement of a Housing Stakeholder group. The table below has been prepared with this engagement.

Diagram A: Housing Development Trajectory



	2012-2013	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-2033
Actual Completions Large	288	314	410	224	280	231	299	226	286	261	0	0	0	0	0	0	0	0	0	0	0
Actual Completions Small	109	145	178	181	85	55	120	41	54	77	0	0	0	0	0	0	0	0	0	0	0
Allocated Sites During Year								279	324	181	386	402	256	228	104	541	256	95	34	30	30
Anticipated Landbank Completions								532	575	490	226	0	0	0	0	0	0	0	0	0	0
Anticipated Completions Large Windfall											246	317	291	227	121	102	147	32	12	4	0
Anticipated Completions Small Windfall*											71	71	71	71	71	71	71	71	71	71	71
Average Annual Requirement (AAR)								572	572	572	572	572	572	572	572	572	572	572	572	572	572

Housing Delivery Assessment – LDP1 Allocated Sites									2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-2033
Reference	PA reference	Site Name	Settlement	Total Units	Units remaining	No. Units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years												
003/00040	17/0936/RM	North of New Road	BEGELLY	115	155	0	0	50	10	10	10	10	10	10	5	0	0	0	0	0
006/00003	LDP	adj to Hafod	BLAENFFOS	10	10	0	0	10	0	0	5	5	0	0	0	0	0	0	0	0
007/LDP/01	18/1099/PA	north of Cilfan y coed	BONCATH	17	17	10	3	4	4	0	0	0	0	0	0	0	0	0	0	0
008/LDP/01	LDP	NW of Lyndhurst Avenue	BROADMOOR	12	12	0	0	0	0	0	0	0	4	4	4	0	0	0	0	0
015/00022	LDP	South of the Plough Inn	CAREW	49	26	4	2	20	5	5	5	5	0	0	0	0	0	0	0	0
152/LDP/01	15/0166/PA	Depot Site	CLUNDERWEN	50	50	0	0	50	0	0	10	20	20	0	0	0	0	0	0	0
025/00028	LDP	South of Tinkers Fold	COSHESTON	6	6	0	0	6	0	3	3	0	0	0	0	0	0	0	0	0
030/00043	18/0941/PA	Between the school & Station rd	CRYMYCH	60	60	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0
030/LDP/01	LDP	East of Waunaeron	CRYMYCH	35	35	0	0	0	0	0	0	0	10	10	15	0	0	0	0	0
033/00035	09/0992/PA	South West of the school	EGLWYSWRW	15	15	0	0	15	5	5	5	0	0	0	0	0	0	0	0	0
034/00165 & 034/00215	LDP	East of & Maesgwynne Farm	FISHGUARD	341	315	2	6	0	0	0	0	0	0	0	0	0	0	0	0	0
034/LDP/01	18/1001/PA	Old Infants School	FISHGUARD	18	18	4	0	7	7	7	0	0	0	0	0	0	0	0	0	0
040/00106	11/0506/PA	Scarrowscant	HAVERFORDWEST	106	39	0	1	39	10	10	18	0	0	0	0	0	0	0	0	0
040/00273 & 040/00274	18/1040/PA	Slade Lane North & South	HAVERFORDWEST	235	235	0	0	60	0	0	0	30	30	30	25	30	30	30	30	0
040/00275	LDP	Between Shoals Hook Lane & the Bypass	HAVERFORDWEST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
041/LDP/01	LDP	Land opposite Barrowgate	HAYSCASTLE CROSS	6	6	0	0	0	0	0	0	0	0	4	4	4	4	0	0	0
044/00050	LDP	R/O Pill Road	HOOK	13	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
045/00008	11/0430/PA	Houghton Nursery	HOUGHTON	15	15	4	1	10	4	4	2	0	0	0	0	0	0	0	0	0
046/00015	LDP	East of Bentlass Rd	HUNDLETON	32	15	4	2	9	5	4	0	0	0	0	0	0	0	0	0	0
047/LDP/01	LDP	Rear of Beggars Roost	JEFFREYSTON	18	18	0	0	48	20	28	0	0	0	0	0	0	0	0	0	0
048/00038	LDP	Adjacent To Milford RD	JOHNSTON	120	120	0	0	60	30	30	0	0	0	0	0	0	0	0	0	0
050/00041	LDP	Land West of Stepside School	KILGETTY	19	19	12	5	2	2	0	0	0	0	0	0	0	0	0	0	0
050/00043	19/0412/PA	Land to rear of Newton Hall	KILGETTY	26	26	0	0	0	0	0	0	0	0	10	16	0	0	0	0	0
050/00044	19/0504/PA	Land to South of Kivelgy Park	KILGETTY	20	20	9	4	7	3	4	0	0	0	0	0	0	0	0	0	0
052/00011	LDP	South of Cleggars Park	LAMPHEY	55	55	0	0	0	0	0	0	0	0	20	20	15	0	0	0	0
053/00009	16/0082/DC	Court Meadow	LETTERSTON	90	90	0	0	0	0	0	0	0	0	30	30	30	0	0	0	0
057/LDP/01	LDP	North of the Village Hall	LLANDEWI VELFREY	12	12	0	0	12	3	3	3	3	0	0	0	0	0	0	0	0
060/LDP/01	LDP	Pwll Quarry Cross	LLANDISSILLIO	25	25	0	0	25	5	5	5	5	5	0	0	0	0	0	0	0
063/00024	LDP	Opposite the Kilns	LLANGWM	75	75	0	0	25	25	0	0	0	0	25	25	0	0	0	0	0
081/LDP//01	19/0055/PA	North West of the Globe Inn	MAENCLOCHOG	30	20	6	5	9	5	4	0	0	0	10	10	0	0	0	0	0

085/LDP/01	LDP	South of the Woodturners	MATHRY	6	6	0	0	6	2	2	2	0	0	0	0	0	0	0	0	
086/00095	LDP	Hubberston West of Silverstream	MILFORD HAVEN	50	50	0	0	0	0	0	0	0	0	25	25	0	0	0	0	
086/00129	18/0503/PA	Beaconing Field	MILFORD HAVEN	149	123	9	10	55	15	20	20	0	0	68	0	0	0	0	0	
086/00222	16/0409/PA	South West of the Meads	MILFORD HAVEN	93	93	0	0	45	20	25	0	0	0	48	0	0	0	0	0	
086/00318	LDP	Castle Pill	MILFORD HAVEN	72	72	0	0	20	10	10	0	0	0	20	20	16	0	0	0	
086/00223	LDP	Thornton Road	MILFORD HAVEN HA	224	176	0	0	0	0	0	0	0	0	50	57	0	0	0	0	
088/00077	10/0962/PA	Land adj to Rushacre Farm	NARBERTH	54	54	0	1	53	0	0	25	28	0	0	0	0	0	0	0	
088/00078	LDP	West of Bloomfield Gardena	NARBERTH	89	89	0	0	89	20	20	20	29	0	0	0	0	0	0	0	
093/00066	LDP	East of Poppy Drive	NEYLAND	101	101	0	0	30	10	10	10	0	0	71	0	0	0	0	0	
095/00144	LDP	North of Gibbas Way	PEMBROKE	70	70	0	0	50	20	20	10	0	0	20	0	0	0	0	0	
095/00144	LDP	South of Gibbas Way	PEMBROKE	98	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	
095/00147	LDP	Adjacent to Long Mains & Monkton Priory	PEMBROKE	139	139	0	0	139	0	50	50	39	0	0	0	0	0	0	0	
095/00153	LDP	Adj to Monkton Swifts	PEMBROKE	118	118	0	0	40	0	0	0	20	20	0	0	0	0	0	0	
096/00233	LDP	East of Hill Farm	PEMBROKE DOCK	63	63	0	0	40	20	20	0	0	0	23	0	0	0	0	0	
096/00238	LDP	North of Pembroke Rd	PEMBROKE DOCK	98	98	0	0	40	20	20	0	0	0	58	0	0	0	0	0	
097/LDP/02	LDP	Penally Heights	PENALLY	11	11	0	0	8	0	4	4	0	0	0	0	0	0	0	0	
097/LDP/01	LDP	North of the Paddock	PENALLY	8	8	6	2	0	0	0	0	0	0	0	0	0	0	0	0	
099/00052/ 099/LDP/01	14/0270/PA	Land adj Coppins Lodge	PENTLEPOIR	49	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	
108/LDP/01	LDP	Opposite Bro Dewi	PUNCHESTON	6	6	0	0	6	3	3	0	0	0	0	0	0	0	0	0	
108/LDP/02	LDP	West of Awelfa	PUNCHESTON	12	12	0	0	12	4	4	4	0	0	0	0	0	0	0	0	
113/LDP/01	LDP	South of Robeston Court	ROBESTON WATHEN	14	14	0	0	14	4	4	4	2	0	0	0	0	0	0	0	
114/LDP/01	LDP	East of Pilgrims Way	ROCH	44	44	0	0	44	10	10	10	14	0	0	0	0	0	0	0	
116/LDP/01	LDP	Opposite the Glades	ROSEMARKET	13	13	0	0	13	5	5	3	0	0	0	0	0	0	0	0	
119/LDP/01	LDP	East of Hill Lane	SIMPSON CROSS	11	11	0	0	11	5	6	0	0	0	0	0	0	0	0	0	
120/00018	LDP	North West of Wesley Way	SPITTAL	22	22	0	0	22	5	5	5	7	0	0	0	0	0	0	0	
122/00035	LDP	Awel y Mor Extension	ST DOGMAELS	33	33	0	0	33	10	10	13	0	0	0	0	0	0	0	0	
123/LDP/01	LDP	North of Parsons Green	ST FLORENCE	26	26	3	2	21	5	5	5	6	0	0	0	0	0	0	0	
132/LDP/01	18/0461/PA	South of the Boars Head Junction	TEMPLETON	28	28	8	1	19	10	9	0	0	0	0	0	0	0	0	0	
135/00004	LDP	North of Bulford Rd	TIERS CROSS	23	23	0	0	23	10	13	0	0	0	0	0	0	0	0	0	
149/LDP/01	LDP	Opposite Haul u Fryn	WOLFSCASTLE	30	30	0	0	15	5	5	5	5	5	5	0	0	0	0	0	
Totals				3379	3049	83	50	1346	386	402	256	228	104	541	256	95	34	30	30	0

Housing Delivery Assessment- Windfall Permitted Delivery									2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-2033
Reference	PA reference	Site Name	Settlement	Total Units	Units remaining	No. Units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years												
000/01008	09/1260/PA	Fenton Barns	CRUNDALE	23	5	0	0	2	1	1	0	0	0	0	0	0	0	0	0	0
000/01043	03/1548/PA	Denant Farm Dreenhill	HAVERFORDWEST	9	9	0	3	5	1	1	0	0	0	0	0	0	0	0	0	0
000/01055	03/0796/PA	Land adj Grahams Builders	HAVERFORDWEST	52	52	0	0	52	10	10	10	10	12	0	0	0	0	0	0	0
000/01122	04/0491/PA	Forest Farm	CILGERRAN	6	5	0	0	5	1	1	1	1	1	0	0	0	0	0	0	0
000/01202	10/0676/PA	Wolfsdale Hall	CAMROSE	7	3	0	1	2	1	0	0	0	0	0	0	0	0	0	0	0
000/01231	07/0418/PA	Outbuildings at Plas	WHITCHURCH	6	6	0	5	1	1	0	0	0	0	0	0	0	0	0	0	0
000/01287	07/1521/PA	Brynawelon Hotel	LETTERSTON	20	20	0	11	9	0	4	5	0	0	0	0	0	0	0	0	0
000/01417	12/1034/PA	DJs Nightclub & Shangrila Flats	PENALLY	31	31	0	0	11	5	6	0	0	0	0	0	0	0	0	0	0
000/01421	15/1052/PA	North of Maesbryn	LLANDISSILIO	6	6	0	0	6	2	2	2	0	0	0	0	0	0	0	0	0
154/00001	09/0556/PA	Phase 2, Barnlake Point	BARNLAKE	23	23	0	0	23	10	10	3	0	0	0	0	0	0	0	0	0
001/00008	04/1277/PA	Penrhiw	ABERCYCH	16	16	0	0	0	0	0	0	0	0	4	4	4	4	0	0	0
003/00025	12/0803/PA	West of Barley Park	BEGELLY	26	26	0	0	26	0	10	10	6	0	0	0	0	0	0	0	0
003/00037	14/0155/PA	North of Brookfield Villas	BEGELLY	20	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
003/00038	14/0327/PA	East of the Cottage	BEGELLY	8	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
003/00012	10/0987/RM	new rd / parsonage green	BEGELLY	27	7	5	1	1	1	0	0	0	0	0	0	0	0	0	0	0
012/00004	14/0821/PA	Land to the S of Kiln Park	BURTON FERRY	8	7	0	0	7	3	2	2	0	0	0	0	0	0	0	0	0
007/00047	05/1443/RM	Olod Station Yard	BONCATH	30	30	0	0	30	10	10	10	0	0	0	0	0	0	0	0	0
000/01440	18/0896/PA	Land west of station yard	BONCATH	10	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0
015/00029	13/0585/PA	Clynderwen & Cardiganshire Farmers LTD	CAREW	6	6	0	0	6	0	0	0	0	6	0	0	0	0	0	0	0
015/00024	19/0224/PA	National Park Caravan Site	CAREW	100	100	39	31	30	10	10	10	0	0	0	0	0	0	0	0	0
025/00039	07/1330/PA	Land at West Park	COSHESTON	6	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
029/00013	17/0412/PA	Dingle Lane	CRUNDALE	40	3	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0
030/00019	15/0728/PA	Adjoining Crug yr Efydd	CRYMYCH	27	17	5	1	11	4	4	2	0	0	0	0	0	0	0	0	0
030/00055	13/1009/PA	West of Greenacres	CRYMYCH	14	14	0	1	13	4	4	5	0	0	0	0	0	0	0	0	0
034/00099	15/0203/PA	Delfryn, Heol Penlan, Stop & Call	GOODWICK	9	9	0	0	9	4	4	1	0	0	0	0	0	0	0	0	0
034/00292	12/011/PA	Main Street	GOODWICK	41	41	0	3	38	0	0	0	0	10	10	10	8	0	0	0	0
034/00257	05/0844/PA	The Old Frenchmans Hotel	FISHGUARD	10	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0
035/00021	03/0382/PA	Land off Targate Road	FREYSTROP	10	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
040/00420	17/0513/PA	County Hotel	HAVERFORDWEST	10	10	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0

040/00077	06/0063/PA	Area of Land Behind City Rd	HVERFORDWEST	130	57	3	3	0	0	0	0	0	0	20	20	11	0	0	0	0
040/00364	09/0072/PA	8 & 8a Spring Gardens	HVERFORDWEST	6	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
040/00386	13/0854/PA	Land at Albert Town	HVERFORDWEST HA	87	57	0	11	46	30	16	0	0	0	0	0	0	0	0	0	0
040/00397	12/0891/PA	Former Imperial Garages	HVERFORDWEST	58	58	0	0	58	0	0	0	24	24	0	0	0	0	0	0	0
040/00431	18/1008/PA	Scarrowcant/Glenover	HVERFORDWEST	181	96	39	57	0	0	0	0	0	0	0	0	0	0	0	0	0
040/00373	15/0256/PA	Calvary Church	HVERFORDWEST	17	17	0	0	0	0	0	0	0	0	10	7	0	0	0	0	0
040/00424	18/0094/Pa	Land off Slade Lane	HVERFORDWEST	18	12	3	5	4	4	0	0	0	0	0	0	0	0	0	0	0
040/00394	07/093/PA	Arranmore, New Rd	HVERFORDWEST	5	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
040/00430	18/0982/PA	Snooker Club	HVERFORDWEST	16	16	0	0	16	4	4	4	4	0	0	0	0	0	0	0	0
042/00013	18/1258/PA	OS 709	HERMON	16	16	0	0	16	4	4	4	4	0	0	0	0	0	0	0	0
044/00063	12/1201/PA	Barn Farm	HOOK	10	3	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0
045/00014	18/0939/PA	Burton VC School	HOUGHTON	5	5	0	2	3	3	0	0	0	0	0	0	0	0	0	0	0
048/00017	PEMBS UDP	Pond Bridge Farm	JOHNSTON	137	50	0	0	40	10	10	10	10	0	0	0	0	0	0	0	0
048/00055	1/0048/PA	former Johnston Primary School	JOHNSTON	33	33	30	3	0	0	0	0	0	0	0	0	0	0	0	0	0
049/00024	07/0916/PA	Land adj West Lane Close	KEESTON	35	15	4	3	8	2	2	1	0	0	0	0	0	0	0	0	0
053/00052	13/0356/PA	Former Go-Kart Track	LETTERSTON	23	23	1	0	22	6	6	6	4	0	0	0	0	0	0	0	0
060/00036	18/0129/CL	Llandissilio Tractors	LLANDISSILLIO	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
086/00107	D2/74/1081	Liddeston Valley Estate	MILFORD HAVEN	72	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
086/00335	10/1289/PA	Land at Cromwell Rd	MILFORD HAVEN	76	76	0	0	20	0	0	0	10	10	0	0	0	0	0	0	0
086/00360	13/0824/PA	Land NE of Manchester Club	MILFORD HAVEN	10	10	0	0	10	0	5	5	0	0	0	0	0	0	0	0	0
086/00377	19/0948/PA	Land at Miford Marina	MILFORD HAVEN	190	190	0	0	100	25	25	25	25	0	90	0	0	0	0	0	0
086/00378	19/0453/PA	132 Robert St	MILFORD HAVEN	8	8	0	0	8	4	4	0	0	0	0	0	0	0	0	0	0
086/00381	19/0928/PA	70A 80A Charles St	MILFORD HAVEN	15	15	0	0	15	5	5	5	0	0	0	0	0	0	0	0	0
088/00074	08/0098/PA	Dingle Farm	NARBERTH	33	33	0	0	33	0	10	10	10	3	0	0	0	0	0	0	0
088/00352	10/0546/PA	Eastgate House	NARBERTH	6	6	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0
088/00348	13/0889/PA	Little Greenway, Station Road	NARBERTH	19	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
000/00768	15/1224/PA	Park House Court	NEW HEDGES	132	132	0	0	132	0	50	50	32	0	0	0	0	0	0	0	0
093/00112	18/0837/PA	Lawrenny Castle Hotel	NEYLAND	5	5	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0
093/00116	18/0211/PA	Health Centre	NEYLAND	33	33	31	2	0	0	0	0	0	0	0	0	0	0	0	0	0
095/00119	12/0078/PA	Land to Rear of 100 South Road	PEMBROKE	5	5	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0
095/00120	04/0324/PA	Greenacre Park	PEMBROKE	15	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
095/00225	13/0892/PA	Land South East of Golden Hill Road	PEMBROKE	29	29	0	0	29	0	0	10	10	19	0	0	0	0	0	0	0
095/00237	12/0515/PA	4, 5, 6 Castle Terrace, 7, 8 Northgate Street	PEMBROKE	16	16	0	0	16	0	0	8	8	0	0	0	0	0	0	0	0
095/00240	13/0291/PA	Springfield	PEMBROKE	5	2	0	0	2	1	1	0	0	0	0	0	0	0	0	0	0
095/00233	16/0693/PA	4 & 5 Rocky Park	PEMBROKE	17	4	0	0	4	2	2	0	0	0	0	0	0	0	0	0	0
096/00011	D3/94/0270	Pennar Park	PEMBROKE DOCK	136	36	0	1	35	0	10	10	15	0	0	0	0	0	0	0	0

096/00221	11/0898/PA	6 connacht way	PEMBROKE DOCK	5	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
096/00274	13/0785/PA	Land N of Cleddau Bridge Hotel	PEMBROKE DOCK	5	5	0	1	4	0	0	4	0	0	0	0	0	0	0	0	0
096/00337	14/0610/PA	Land adj to ASDA	PEMBROKE DOCK	7	7	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0
096/00330	14/0429/PA	Commodore Hotel	PEMBROKE DOCK	31	31	0	0	31	0	0	0	15	16	0	0	0	0	0	0	0
096/00375	13/0619/PA	Land North of Cleddau	PEMBROKE DOCK	14	14	0	0	14	0	5	5	4	0	0	0	0	0	0	0	0
096/00385	15/0610/PA	The Olde School House	PEMBROKE DOCK	5	5	3	0	2	2	0	0	0	0	0	0	0	0	0	0	0
096/00328	12/1138/PA	13 15 17 19 - 23 Meyrick St	PEMBROKE DOCK	22	22	0	0	22	0	10	12	0	0	0	0	0	0	0	0	0
096/00373	17/0446/PA	Imble Lane	PEMBROKE DOCK	100	100	0	0	100	25	25	25	25	0	0	0	0	0	0	0	0
096/00386	14/1167/PA	30 queens st	PEMBROKE DOCK	5	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
099/00045	13/1076/PA	East of Glenanne	PENTLEPOIR	6	6	0	0	6	0	3	3	0	0	0	0	0	0	0	0	0
099/00059	16/0678/PA	The Old School	PENTLEPOIR	19	19	0	0	19	5	5	5	4	0	0	0	0	0	0	0	0
099/00056	09/1193/PA	Holborn Farm	PENTLEPOIR	30	30	0	0	30	10	10	10	0	0	0	0	0	0	0	0	0
110/00015	14/0657/PA	Land at Maes Elwyn John	REYNALTON	7	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113/00013	06/0159/PA	Robeston House	ROBESTON WATHEN	5	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
116/00029	LDP	3 The Beacon	ROSEMARKET	10	10	0	0	10	5	5	0	0	0	0	0	0	0	0	0	0
116/00031	13/0976/PA	Middle Street	ROSEMARKET	6	6	0	0	6	3	3	0	0	0	0	0	0	0	0	0	0
123/00045	16/1056/PA	Ash Grove	ST FLORENCE	11	11	5	2	4	2	2	0	0	0	0	0	0	0	0	0	0
125/00009	05/1487/PA	St Twynells Farm	ST TWYNELLS	9	5	0	2	3	2	1	0	0	0	0	0	0	0	0	0	0
131/00021	03/1297/PA	Land adj Blaenffynnon Farm	TEGRYN	30	25	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
132/00044	09/0188/PA	Land N of Village Green	TEMPLETON	22	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
138/00005	14/1156/PA	Home farm	treffynon	7	6	0	1	5	2	2	1	0	0	0	0	0	0	0	0	0
146/00012	09/0820/PA	Land at Green Lane	WATERSTON	6	6	0	0	6	3	3	0	0	0	0	0	0	0	0	0	0
134/00012	09/1194/PA	Land at Upper Thornton Farm	THORNTON	10	9	2	3	4	2	2	0	0	0	0	0	0	0	0	0	0
144/00104	06/1459/PA	Land at OS 3428 WE	WALTON EAST	6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
146/00012	09/0820/PA	Land at Green Lane	WATERSTON	6	6	0	0	6	0	2	2	2	0	0	0	0	0	0	0	0
086/00372	18/0274/PA	Land at the Priory	MILFORD HAVEN	14	14	0	0	14	0	5	5	4	0	0	0	0	0	0	0	0
086/00374	18/0538/PA	Hakin Social Club	MILFORD HAVEN	8	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
127/00015	10/1309/PA	Old Victorian School	STEPASIDE	8	3	0	0	3	2	1	0	0	0	0	0	0	0	0	0	0
Totals									246	317	291	227	121	147	32	12	4	0	0	0

Appendix 3 – Sustainability Appraisal Monitoring Framework

Methodology

In order to assess the sustainability performance of the plan, SA Objectives and Indicators are categorised according to their progress towards the SA Objectives and the relevant data are reviewed. Much of the baseline data (external data) usually relied upon to do this assessment have not been updated as in previous years, therefore the full data have not been updated since the last AMR. Some Census 2021 data have now been published, however much data are still yet to be available. It is anticipated that most data will be available for the next AMR. The LDP AMR monitors policies identified in Appendix 5 of the LDP. These policies are key considerations to realising the strategy and delivering the strategic objectives. The information provided on the plan policies as part of the plans monitoring regime, have shown which areas of the plan need to be reviewed, and support and inform the separate plan review process.

The tables in this Appendix expand the assessment of the performance of the Plan against the SA Objectives. As in the previous AMR, qualitative and quantitative data for the SA Objectives have been used with a commentary describing progress where this data are available. The table also identifies whether any actions for the SA monitoring are proposed. A traffic light system has been used to illustrate the overall performance of the SA Objectives below too. The traffic light system is a mechanism to highlight the specific areas of the SA which should be reviewed. As the LDP is currently under review, any potential issues will be thoroughly reviewed for the replacement LDP. Some SA Objectives are in the red category, and in terms of the other SA Objectives, there are no major areas of concern, however where objectives are amber these are generally where the SA Objective should be kept under review.

Green (G) - positive progress made, objectives being achieved

Amber (A) - objectives not being achieved, no concerns

Red (R) - Objectives not achieved, concerns about objectives/policy.

SA Objectives	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20* estimate	2020-2021	2021-2022
1. Develop and maintain a balanced population structure	A	A	A	A	A	A	A	A	A
2. Promote human health and wellbeing through a healthy lifestyle and access to healthcare and recreation opportunities and a clean and healthy environment	G	G	G	G	G	G	G	G	G
3. Improve education opportunities to enhance the skills and knowledge base	G	G	G	G	G	G	G	G	G
4. Minimise the need to travel and encourage sustainable modes of transport	G	G	G	G	G	G	G	G	G
5. Provide a range of high quality housing including affordable housing to meet local needs.	G	A	A	A	A	A	A	A	R
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities.									
7. Protect and enhance the role of the Welsh language and culture									
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	A	A	A	A	A	A	A	A	A
9. Support a sustainable and diverse local economy									
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	G	G	G	G	G	G	G	G	A
11. Maintain and improve air quality	A	A	A	A	A	A	A	A	A

12. Minimise the generation of waste and pollution	G	G	G	G	G	G	G	G	G
13. Encourage the efficient production, use, re-use and recycling of resources	G	G	G	G	G	G	G	G	G
14. Maintain and protect the quality of inland and coastal water	A	A	A	A	A	A	A	R?	R
15. Reduce the impacts of flooding and sea level rises	A	A	A	A	A	A	A	R?	R
16. Use land efficiently and minimise contamination	G	G	G	G	G	G	G	G	G
17. Safeguard soil quality and quantity	G	G	G	G	G	G	G	G	G
18. Protect and enhance biodiversity	G	A	A?	A?	A	A	A	A	R
19. Protect and enhance the landscape and geological heritage	G	G	G	G	G	G	G	G	G
20. Encourage quality locally distinct design that complements the built heritage	G	G	G	G	G	G	G	G	G
21. Protect and enhance the built heritage and historic environment	G	G	G	G	G	G	G	G	G

SA Objectives	Potential SA indicators	Data	Commentary
1. Develop and maintain a balanced population structure	<ul style="list-style-type: none"> % of population aged 65+ 	<p>2021 census data:</p> <p>% of Pembrokeshire population 65 and over = 26.1% (21.8% in 2011, compared to 18.4% and 21.3% in Wales in 2011 and 2022 respectively (ONS, 2021)</p> <p>19.2% in Pembrokeshire and 17.39% in Wales in 2001 (ONS, 2001). Census data is unchanged.</p>	<p>The 2021 Census has revealed that the percentage of the population over the age of 65 has increased by 4.3% in 10 years. Some Census 2021 results have been published, however not all datasets are available yet. Overall population of Pembrokeshire has increased from 122,439 in 2011 to 123,400 in 2021 (Census, 2021).</p> <p>The LDP does not have a direct influence on population structure. The LDP provides for housing and access to good quality employment which could balance Pembrokeshire's ageing population.</p> <p>Action: Continue to monitor SA Objective.</p>
2. Promote human health and wellbeing through a healthy lifestyle and access to healthcare and recreation opportunities and a clean and healthy environment	<ul style="list-style-type: none"> Access to key services Total number of people Killed or Seriously Injured (KSI) per year Long term sickness Accessibility of semi-natural greenspace 	<p>Pembrokeshire has the 3rd greatest percentage of Lower Super Output Areas (LSOAs) in the most deprived 10% of areas for the Access domain, based on access to key services by bus and/or on foot (Pembrokeshire Single Needs Assessment, 2012).</p> <p>Number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 2021 = 52 (2020 = 32, 2018 = 63 (54 in 2013, 60 in 2014, 61 in 2015, 62 in 2016, 65 in 2017, 63 in 2018, 77 in 2019), compared to 865 (1,144 in 2013, 1,263 in 2014, 1,186 in 2015, 975 in 2016, 930 in 2017, 992 in 2018, 1,057 in 2019, 729 in 2020) in Wales for the same period (WG Statistics, 2022).</p> <p>Limited a lot by a health problem/disability = 16% in Pembrokeshire (15% in 2011/12, 16% in Wales in 2012 and 15% in 2014+15) (WHS, 2014+15).</p>	<p>Pembrokeshire has the 3rd greatest percentage of Lower Super Output Areas (LSOAs) in the most deprived 10% of areas for the Access domain, based on access to key services by bus and/or on foot (Single Needs Assessment, 2012).</p> <p>The number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 2021 has increased significantly since the last AMR (WG Statistics, 2022). However, the previous reporting year was during the coronavirus pandemic and therefore 2020 is not likely to be representative.</p> <p>Sixteen percent of people in Pembrokeshire state that they are limited a lot by a health problem/disability (15% in Wales) (Welsh Health Survey, 2015).</p> <p>The percentage of people who report their general health as fair/poor is 20% in Pembrokeshire and 19% in Wales (Welsh Health Survey, 2015). The Welsh Health Survey ceased in 2015, health and related lifestyles are reported using the National Survey for Wales. Data for general health are now only available by health board and are not comparable to the Welsh Health Survey. Future updates will look at Illnesses and Child Health (2019). Data are available by health board (Hywel Dda Local Health Board in Pembrokeshire), but not comparable over this period to previous data SA reporting.</p> <p>15.4 Ha (15.6 ha last AMR period 20/21) of Greenfield land has been lost to development which is not allocated in the Plan. The Authority will continue to monitor this area.</p> <p>The LDP directs development towards settlements with an appropriate range of community facilities and services. Policy GN.3, together with the Planning Obligations SPG provides for infrastructure funding for open space where appropriate.</p> <p>Action: Continue to monitor SA Objective.</p>

SA Objectives	Potential SA indicators	Data	Commentary
		General health fair/poor 20% in Pembrokeshire (up from 19% in 11/12), 19% in Wales (Welsh Health Survey 2014/15).	
3. Improve education opportunities to enhance the skills and knowledge base	<ul style="list-style-type: none"> Proportion of 15/16 year olds with Level 2 threshold (5+ GCSEs at A*-C) % of working age adults with no qualifications 	<p>62.4% of 15/16 year olds with Level 2 Threshold in Pembrokeshire in 2017/18, compared with 67% in Wales (78.1% in Pembrokeshire, 77.8% in Wales in 2012/13, and 83% in Pems, 84.1% in Wales in 2014/2015, 84.5% in Pembrokeshire, 84% in Wales in 2015/16), 66% in Pems, 67% in Wales in 2016/17 (StatsWales, 2018).</p> <p>7.5% of adults (16-64) with no qualifications in Pembrokeshire in 2021 (13.8% in Dec 2013, 11% in 2014 and 2015, 11.7% in 2016, 9% in 2017, 8.8% in 2018, 9.3% in 2019, 5.7% in 2020), this has decreased since 2004 when the proportion was 15.9%. 8.3% in Wales in 2021 (8.6% in 2018, 8.7% in 2017, 9.6% in 2016, 10.5% in 2015, 10.0% in 2014, 10.6% in 2013) (Nomis, 2022).</p>	<p>The number of 15/16 year olds with Level 2 Threshold qualifications is lower than the Welsh figure (StatsWales, 2019) and the proportion of adults with no qualifications has fallen since 2004 (Nomis, 2022) though is still less than the Wales figure (7.5% in Pembrokeshire and 8.3% in Wales in 2022, and 15.9% in Pembrokeshire in 2004). The percentages in Wales and Great Britain and Pembrokeshire have fallen this year. From 2019 the WG introduced new performance measures which have not been updated since 2019. WG have suspended school reporting requirements to reduce the burden on schools and local authorities.</p> <p>This SA Objective is not directly related to land-use policy, however the LDP contributes by focussing development in settlements where services and facilities already exist, including education facilities and access to good quality employment. The LDP also identifies land use allocations for community facilities, including education.</p> <p>The LDP also identifies land for educational facilities as allocations (GN.33 Community Facilities). NRW phosphates guidance could impact delivery of new schools.</p> <p>The lack of significant higher education provision in the County is likely to impact these figures.</p> <p>Action: Continue to monitor SA Objective.</p>
4. Minimise the need to travel and encourage sustainable modes of transport	<ul style="list-style-type: none"> Mode of travel to work, % travel to work by car Journeys made by public transport Public transport accessibility Link to monitoring measures of the Regional Transport Plan 	<p>Number of people travelling to work by car in Pembrokeshire has increased from 57.45% in 2001 to 60.96% in 2011 (Census, 2011). Train = 0.47%, Bus = 2.88, by foot = 9.38%</p> <p>Wales increase from 61.23% to 63.77% from 2001 to 2011.</p> <p>The proportion of people working at home in 2001 in Pembrokeshire = 16.43% (9.72% in Wales), compared to 17.72% in 2011 (10.64% in Wales) (Census, 2011).</p> <p>Travel patterns (2015) indicate that travel to work makes up most of car journeys (JTP for S&W Wales, 2015).</p> <p>Johnston, Kilgetty and Fishguard/Goodwick Stations have seen significant decreases in passengers in 20/21 (ORR, 2022)</p>	<p>The number of people travelling to work by car in Pembrokeshire has increased from 57.45% in 2001 to 60.96% in 2011 (Census, 2011). In Wales this has increased from 61.23% in 2001 to 63.77% in 2011. No update to data for 2020/21. Some Census 2021 data have been released, however, detailed analyses will be available in the year.</p> <p>Proportion of people who work at or mainly from home has increased and is now over 6% more than the Welsh average (Census, 2011). This figure will now be much higher due to the coronavirus pandemic in 2020/21. Census 2021 figures are due in the next year.</p> <p>Travel patterns were surveyed in 2014 for the Joint Transport Plan (JTP) for South and West Wales (SWW) (2015). The vast majority of trips by those sampled were for work or commuting. Many trips under 5km are for traveling to work, therefore actions to encourage active travel to work, or using public transport are proposed as part of the JTP for SWW (2015), the joint local transport plan 2015-2020 included medium and long term aspirations for transport in the county to 2030.</p> <p>Station users at Kilgetty and Johnston and Fishguard/Goodwick have seen decreases since 2017/18, with significantly lower number in 2020/21 due to the pandemic (ORR, 2022).</p> <p>The LDP focuses development in settlements where services and facilities already exist. Though due to the rural nature of the County it is accepted there will be a high number of people using cars to travel to work.</p> <p>Action: continue to monitor SA Objective.</p>
5. Provide a range of high quality housing including affordable	<ul style="list-style-type: none"> Housing land supply. Amount of affordable 	<p>4.5 years housing land supply (16-17). Affordable homes granted planning permission 29 (includes 1 rural enterprise</p>	<p>The housing supply trigger level is no longer relevant. Housing trajectory is now the basis for monitoring. The LDP had a 3.5 year housing land supply (2018-2019, JHLAS), this was 4.5 in 2017-18, 5.1 in 2016-17 and 2015-16, 5.3 in 2013-14, 4.9 in 2012-13 (JHLAS, 2013-14).</p>

SA Objectives	Potential SA indicators	Data	Commentary
<p>housing to meet local needs.</p> <p>6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities.</p> <p>7. Protect and enhance the role of the Welsh language and culture</p>	<p>housing provided</p> <ul style="list-style-type: none"> • Access to key services • Offences per 1,000 of population • % of people who are Welsh speakers 	<p>dwelling, 23 RSL sites) (100 in March 2020-April 2021).</p> <p>Total number of dwellings built 2021/2022 = 338</p> <p>(2021-2022 Housing Survey)</p> <p>5 affordable homes provided via planning obligations.</p> <p>86 offences per 1,000 population to year ending March 2022. This was 67.9 in 2020, 54.6 in 2018, 46.22 offences per 1,000 population in 2018 (43.76 in 2017, 40.68 in 2016, 38 in 2014/15, 64.07 in 2003/04 in Pembrokeshire). 57.35 in Wales in 2012/13 and 98.97 in 2003/04 (Police.uk, 2019; ONS, 2022).</p> <p>19.2% of population speak Welsh compared with 21.8% in 2001 (Census, 2001 and 2011).</p>	<p>338 dwellings completed between March 2020 and April 2021. 267 dwellings completed between March 2019 and April 2020. 459 in 2013-2014 and 588 in 2014-15, 405 in 2015-16, 365 in 2016-17, 286 in 2017-18, 419 in 2018-19, 340 in 2020-21.</p> <p>29 affordable homes have been granted planning permission compared with 323 in 2013-14 and 265 in 14-15 and 125 in 15-16 and 190 in 16-17, 133 in 2017-18, 170 in 2018-2019 and 70 in 2019-20, 100 in 2020-21. Five of these were through planning obligations, compared with 232 in 2013-14 and 220 in 14-15 and 74 in 15-16, 141 in 16-17, 59 in 2017-18 and 7 in 2018-2019, 62 in 2019-20 and 7 in 2020-21.</p> <p>Gypsy and travellers accommodation: 57 pitches and 1 travelling show person's yard permitted since GTANA 2010. Allocated extension to Kilgetty, Kingsmoor site is completed. Draft GTAA 2019 is with Welsh Government.</p> <p>The crime rate for Pembrokeshire was 86 (offences per thousand residents, not including fraud) at the end of March 2022. The number of headline offences per 1,000 population was 67.9 in Dec 2020, 64.6 in Dec 2018, 46.22 in 2017, 40.68 in 2016, 38 in 2014-15 compared with 36.98 in 2012/13 in Pembrokeshire (64.07 in 2003/04) which compares with 84.9 in Wales in 2021/22 57.35 in Wales in 2012/13 and 98.97 in 2003/04 (Police.uk, 2021, ONS, 2022).</p> <p>19.2% of the population speak Welsh compared with 21.8% in 2001 (Census, 2001 and 2011). While this is a reduction, this follows the national trend. Census 2021 data have been released but not in relation to this area.</p> <p>The LDP cannot influence crime rates; however the LDP seeks to improve community safety through design. This aspect is difficult to monitor.</p> <p>The number and proportion of housing planning permissions at the different levels of the settlement hierarchy is monitored for the AMR, and the level of services will be monitored at Plan review. The LDP focuses development in settlements where services and facilities already exist. The NRW Phosphates Guidance has started to impact and will impact future housing development (including affordable housing), and will be reported in later AMRs.</p> <p>The LDP provides for housing (including affordable housing) in local communities where the Welsh language has a significant role. This can be assessed in more detail at Plan review. The LDP has considered Welsh language in terms of phasing development and Policy SP 9 allows further consideration for Welsh language.</p> <p>Action: continue to monitor the SA Objectives and assess at Plan review. Phosphates targets are affecting and will affect housing development. This is a critical issues for this and other SA Objectives (economy, water quality and ecology).</p>
<p>8. Provide a range of good quality employment opportunities accessible to all sections of the population.</p> <p>9. Support a sustainable and diverse local economy</p>	<ul style="list-style-type: none"> • Claimant count amongst working age population (%) • % of economic activity by sector • Number or % of vacant floorspace within Town Centres • Planning permissions for tourism development s/employment 	<p>Economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses):</p> <p>72.6% in 04/05 (72.8%)</p> <p>75.2% in 13/14 (75.3%)</p> <p>77.6% in 14/15 (74.4%)</p> <p>75.6% in 15/16 (75.3%)</p> <p>76.2% in Jan 16-Dec 16 (74.8%)</p> <p>75.8% in Jan 17-Dec 17</p> <p>76.0% in 18/19 (76.7%)</p> <p>79.4% in 19/20 (76.6%)</p> <p>76.3% in 20-21 (75.2%)</p> <p>78.7% in 21-22 (76.5%)</p> <p>GVA per head Pembrokeshire = £17,963 in 2020, provisional (£21,010 per head in Wales, provisional) (StatsWales, 2022).</p>	<p>The economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses) was 78.7% in 2021-22 (76.5% in Wales) (Nomis, 2022).</p> <p>The GVA per head in Pembrokeshire (South West Wales area) was £17,963 per head in 2020 (provisional), £19,077 (revised) in 2019, £18,195 in 2018, £17,857 in 2017, £17,635 per head in 2016, £17,155 in 2015, £15,842 in 2014 and £16,293 in 2013 (£21,010 per head in Wales, provisional) (StatsWales, 2022).</p> <p>WG refused a major biomass facility a Development of National Significance (DNS) at Blackbridge (a Strategic Employment site) a Development of National Significance (DNS) in AMR period 6. Continue to monitor.</p> <p>The amount of major retail, office and leisure development permitted in town centres was 0% permitted within town centres). 172 sq. m outside the town centre.</p> <p>The change of presence of A1 uses (unit numbers & floorspace) in primary retail frontages less than the target (<66% of the linear frontage is A1 use class) in Fishguard, Narberth and Pembroke town centres.</p> <p>The percentage of ground floor vacant units in each Town Centre (within the identified LDP boundary):</p> <p>Haverfordwest = 25% in 21/22 (23% in 20/21, 21% in 19/20, 17% in 18/19, 17% in 2018, 25% in 2017, 18% in 2016, 17% in 2015, 9% in 2014)</p> <p>Pembroke Dock = 24% in 21/22 (26% in 20/21, 24% in 19/20, 25% in 18/19, 26% in 2018, 22% in 2017, 19% in 2016, 15% in 2015, 10% in 2014)</p> <p>Milford Haven = 29% in 21/22 (25% in 20/21, 22% in 19/20, 19% in 18/19, 23% in 2018, 20% in 2017, 18% in 2016, 21% in 2015, 14% in 2014)</p> <p>Pembroke = 19% in 21/22 (19.5% in 20/21, 5% in 19/20, 9% in 18/19, 10% in 2018, 12% in 2017, 7% in 2016, 6% in 2015, 9% in 2014)</p>

SA Objectives	Potential SA indicators	Data	Commentary
	development s per year.	<p>Town centre development = 0 with 172 sq. m permitted outside town centres.</p> <p>Change of presence of A1 uses</p> <p>Less than target in the following Town Centres:</p> <p>Fishguard</p> <p>Narberth</p> <p>Pembroke</p> <p>Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary).</p> <p>Haverfordwest = 25%</p> <p>Pembroke Dock = 24%</p> <p>Milford Haven = 29%</p> <p>Pembroke = 19%</p> <p>Fishguard = 22%</p> <p>Narberth = 9%</p> <p>Applications relating to tourism permitted = 25 (20 in 20/21, 11 in 19/20, 10 in 17/18, 25 in 16/17, 30 in 2015/16, 16 in 2014-15)</p>	<p>Fishguard = 22% in 21/22 (22% in 20/21, 19% in 19/20, 17% in 18/19, 20% in 2018, 15% in 2017, 16% in 2016, 9% in 2015, 10% in 2014)</p> <p>Narberth = 9% in 21/22 (9% in 20/21, 11% in 19/20, 9% in 18/19, 6% in 2018, 6% in 2017, 2% in 2016, 2% in 2015, 4% in 2014)</p> <p>Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock & Milford Haven, Pembroke and Fishguard.</p> <p>Vacant land 2013: 193 ha (1,925,000 sq.).</p> <p>Vacant land 2015: 316 ha (3,167,205 sq.).</p> <p>Vacant land 2016: 219 ha (1,925,000 sq.).</p> <p>Vacant land 2017: 216 ha (2,161,648 sq.).</p> <p>Vacant land 2018: 212 ha</p> <p>Vacant land 2019: 213 ha.</p> <p>No employment survey 2020/21. Survey underway for 21/22, not expected for this AMR.</p> <p>No applications have been approved contrary to the tourism policies (GN.19).</p> <p>In total, 25 applications relating to tourism were approved during the monitoring period.</p> <p>The range of tourism permissions granted alongside the evidence of compliance with policies (see main AMR report) suggests that the policies of the Plan are allowing for a range of appropriate tourism developments to take place under the strategy of the LDP.</p> <p>The control and influence of the LDP has extremely limited influence on the broader economic context within which the Plan operates. The recent NRW phosphate targets have impacted economic development in terms of development in those catchments affected by the targets.</p> <p>Action: continue to monitor SA Objectives and also monitor tourism development permissions, town centre retail development and strategic employment sites, and the NRW phosphates targets.</p>
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	<ul style="list-style-type: none"> CO² emissions non domestic public stock Ecological footprint 	<p>Total CO₂ emissions in 2019 = 756.3 kt (naei.defra.gov.uk, 2022)</p> <p>CO₂ emissions from all sectors in 2017 = 763 kt (naei.beis.gov.uk, 2019)</p> <p>Ecological footprint 4.5 gha / person (2006), Wales = 4.4 gha / person (2006) (StatsWales, 2014), 3.28 gha per capita in 2011 (www.gov.wales, WG, 2015) no updates</p>	<p>The total CO₂ emissions in Pembrokeshire were 756.3 kt in 2019 (1,036kt in 2014, 1,146 kt in 2013, 1,166 kt in 2011 in Pembrokeshire, Wales = 29,096kt) (Assemblywales.org). However, CO₂ emissions from all sectors in 2015 = 974 kt , 2016 = 827.03 kt, 2017 = 763 kt (naei.beis.gov.uk, 2022).</p> <p>Ecological footprint 4.5 gha per person in Pembrokeshire (2006), Wales = 4.4 gha per person in 2006 (StatsWales, 2014). Welsh ecological footprint in 2011 was 3.28 global hectares per capita (Ecological and Carbon Footprints of Wales, update to 2011, 2015). This figure has not been updated.</p> <p>Emissions of CO₂ have been falling since 2005 across all sectors.</p> <p>The ecological footprint in Pembrokeshire is higher than the figure for Wales for 2006. The figures have fallen since 2003 (5.3 gha / person in Pembrokeshire and 4.7 gha / person in Wales). Ecological footprint is influenced by the consumption of goods and services. Car use is high in Pembrokeshire which is reflected in the ecological footprint. The updated figure for Wales 2011 is not directly comparable to previous estimates due to changes in the methodology. The Authority has declared a climate emergency therefore this SA Objective is now Amber.</p> <p>Action: continue to monitor SA Objective.</p>
11. Maintain and improve air quality	<ul style="list-style-type: none"> Days when air pollution is moderate or higher at Narberth AURN 	<p>Narberth AURN data:</p> <p>7 days in 2012</p> <p>19 days in 2013 (revised)</p> <p>3 days in 2014</p> <p>8 days in 2015</p> <p>11 days in 2016</p> <p>8 days in 2017</p>	<p>The number of days of moderate to high air pollution in Narberth Automated Urban Rural Network (AURN) were 11 days in 2021 (gov.uk, 2022). There has been no exceedance of NO₂ at Narberth or Pennar (monitoring at Pennar ceased 2016).</p> <p>Sampled pollutants at a County level include: benzene, nitrogen dioxide (NO₂), sulphur dioxide (SO₂), particulate matter (PM₁₀) and ozone. Exceedance of nitrogen dioxide in specific areas required two Air Quality Management Areas (AQMA) declared in July 2012 in Haverfordwest and Pembroke town centres. Exceedances of NO₂ have been reducing, however monitoring is still ongoing for at least three years to ensure confidence in the results.</p> <p>Planning applications are assessed in relation to their potential to impact upon local air quality objectives. A guidance document for developers was produced in conjunction with Carmarthenshire, Ceredigion and Powys County Council's. Planning conditions,</p>

SA Objectives	Potential SA indicators	Data	Commentary
	<ul style="list-style-type: none"> Achievement of emission limit values 	28 days in 2018 10 days in 2019 21 days in 2020 11 days in 2021 (gov.uk, 2021) Two Air Quality Management Areas (AQMAs) as a result of previous nitrogen dioxide exceedance (PCC monitoring information, 2018)	section 106 agreements or unilateral undertakings can also be used to secure monitoring and also mitigation for local pollutant emissions. Action: continue to monitor SA Objective and refer to Air Quality Action Plans in subsequent AMRs.
12. Minimise the generation of waste and pollution 13. Encourage the efficient production, use, re-use and recycling of resources	<ul style="list-style-type: none"> Total and percentage of municipal waste and municipal waste recycled, composted, used to recover heat, power and other energy sources, and land filled Electricity produced from renewable sources Access to recycling facilities 	Biodegradable Municipal Waste (BMW) landfilled in: 2009/2010 = 23,786 tonnes 2010/2011 = 20,325 tonnes 2012/2013 = 17,971 tonnes 2013/2014 = 13,543 tonnes 2015/2016 = 10,387 tonnes 2016/2017 = 8,125 tonnes 2017/2018 = 25,926 2018/2019 = 13,041 tonnes 2019/2020 = 5,054 tonnes 2020/2021 = 3,670 tonnes Waste reuse/ recycling/composting rates 50% in 2011/2012 53.1% in 2012/2013 60.3% in 2013/2014 65.4% in 2014/2015 64.9% in 2015/16 65.3% in 2016/17 57.0% in 2017/18 55.6% in 2018/19 71.7% in 2019/20 (StatsWales, 2022) Renewable energy: 10.71 MW to March 2022 0.40 MW to March 2021 3.6 MW to March 2020 0.89 MW to March 2019 11.00 MW to March 2018 6.11 MW to March 2017 34.77 MW to March 2016	The waste reuse/recycling/composting rates in Pembrokeshire for a rolling 12 months to end of Dec 2021 were 73% (StatsWales, 2022). The target for 2019/20 was 64%, and actual rate was 71.7% and 70% for 2024/25 (Pembrokeshire.gov.uk, 2022). The WG target is 58% for 2016/17, (70% by 2024/2025). The WG target for recycling is likely to be achieved with Pembrokeshire contributing positively towards this. The capacity of renewable energy developments permitted was 10.71 MW to March 2022, 0.40 MW to March 2021, 3.60 MW to March 2020, 0.89 MW to 2019, compared to 11.00 MW in 2018, 6.11 MW in 2017 and 34.77MW in 2016. This is compared with 68.60 MW in 2015, 108.427 MW in 2014 (2014 capacity permitted 28 February 2013 to 31 March 2014 (including allowed appeals on applications initially determined in the period to 31 03 14)). Action: continue to monitor SA Objectives.

SA Objectives	Potential SA indicators	Data	Commentary
		68.60 MW to March 2015 108.427 MW capacity permitted 28 02 13 to 31 03 14 (including allowed appeals on applications initially determined in the period to 31 03 14).	
14. Maintain and protect the quality of inland and coastal water 15. Reduce the impacts of flooding and sea level rises	<ul style="list-style-type: none"> % of total classified rivers complying with water quality objective % new developments with SUDS Per capita consumption of water Amount of development permitted in C1 and C2 floodplain. 	<p>Status of water bodies in Pembrokeshire (Cleddau and Pembrokeshire Coastal Rivers Management Catchment Summary) in 2015:</p> <p>42% good 51% moderate 5% poor 2% bad (Natural Resources Wales, 2015, and website viewed in 2021)</p> <p>0 applications permitted in floodplain areas to March 2022.</p>	<p>The General Quality Assessment of surface and groundwater quality has been superseded by Water Framework Directive (WFD) objectives. All water bodies must achieve good status by 2027. NRW have a report on the Cleddau and Pembrokeshire Rivers Management Catchment Summary which has not been updated since 2016. The WFD classification is due to be updated in 2021. Data are not currently available (NRW, 2021).</p> <p>Welsh Government is committed to reducing water pollution caused or induced by nitrates from agricultural sources. An important element of this has been a review of Nitrate Vulnerable Zones. Various options were put forward in the consultation document, including an all-Wales NVZ designation or bespoke designations relating to specific parts of Wales, including the Cleddau catchment area. This could have had significant impacts on the area in terms of water quality and planning applications for slurry lagoons. The Minister issued a written statement in 2018 referring to regulations being applied from 1 Jan 2020; taking on board comments received to the NVZ consultation. New regulations (The Water Resources (Control of Agricultural Pollution) Wales Regulations 2021) were announced in 2020 and came into force in April 2021 which introduce an all Wales regulatory baseline. New requirements were introduced from January 2021 to address issues with phosphates in SAC rivers, the LDP review will be impacted by this, as flagged in the summary of this AMR. Development has been impacted significantly by this, see Summary at beginning of this AMR which means this SA Objective is now rated Red as the objective is not being achieved (see also linked SA Objectives for Biodiversity and Ecology, and socio-economic objectives).</p> <p>The LDP review and future AMRs will need to report on these issues.</p> <p>The Dŵr Cymru Welsh Water AMP 6 programme (2015-2021), and AMP 7 and AMP 8 (2020-25 and 2025-30) to improve sewerage assets will be reviewed in subsequent AMRs.</p> <p>A Good Practice Guidance document on Slurry Stores was produced in 2013, which will help to improve water quality in the county. No applications were permitted in flood zone areas (compared with 1 application for town centre regeneration in 2020/21, 0.3 ha in 2019/20 for a marina development, 0 in 2018/19, 0 in 2017/18, 0 in 2016/17, 2015/16, 2014/15 and 5 in 2013/14). This does not reach the trigger for further action. The LDP ensures no development is permitted in flood zone and SUDS are incorporated into development schemes.</p> <p>Action: continue to monitor SA Objectives, particularly development in C1/C2 floodplain areas. New TAN 15 on planning for flooding and coastal erosion has been delayed to June 2023. Continue to progress solutions and options to mitigate against the NRW Phosphate Targets.</p>
16. Use land efficiently and minimise contamination 17. Safeguard soil quality and quantity	<ul style="list-style-type: none"> Area of contaminated land and contaminated land remediated Area of development of brownfield/contaminated land/ previously developed land 	<p>86.62% of new development on previously developed land (116.37 ha). 82%, 61.97 ha to March 2020, 73% (124.77 ha) to March 2019 (57.51 ha to Mar 18 (50.6%); 115.50 ha to Mar 17 (63%); 291.05 ha (85%) Apr 15-Mar 16; 46.87 ha (11.3%) Apr 14-Mar 15; 80.75 ha (18%) Apr 13-Mar 14.</p>	<p>37 permissions granted have specific conditions relating to contaminated land where a range of actions are required by the applicant/developer via planning conditions, for example investigation and risk assessment of contamination on the site, detailed remediation schemes (2020-2021 and 2021-22 figures).</p> <p>Development sites SPG identified where land contamination was present and when they come forward these schemes will require any contamination to be remediated.</p> <p>Action: continue to monitor SA Objectives.</p>

SA Objectives	Potential SA indicators	Data	Commentary
18. Protect and enhance biodiversity	<ul style="list-style-type: none"> • % of designated sites in unfavourable condition • Number of biodiversity sites affected by development 	<p>Up to date assessment of all European sites awaited from NRW. Marine sites now have indicative site condition assessments, with the majority of features in an unfavourable condition.</p> <p>0 planning permissions granted contrary to the aim of Policy GN.37 in the period. 253 permissions incorporated ecological mitigation (2021/2022).</p>	<p>32 applications were assessed for Likely Significant Effect (LSE) on European site(s). 28 of these required an Appropriate Assessment. A recent Court of Justice of the European Union ruling has meant that this number has increased. The NRW phosphates targets have also meant that the number of sites requiring Appropriate Assessment has increased significantly. With 16 AAs concluding a likely significant effect.</p> <p>The % of European sites (SACs and SPAs) in unfavourable condition in Pembrokeshire is not known – data are awaited from NRW. Three of the marine protected sites are generally in unfavourable condition. New guidance on phosphates has also increased this number in the period April 2021-March 2022. This will also impact the number of TLSE and AA in the future.</p> <p>253 permissions incorporated ecological mitigation in the year 2021/22. The LDP was prepared to ensure the highest level of protection for European designated sites. LDP SPG on Biodiversity adopted May 2021. Development Sites SPG states that nature conservation issues be considered for all development sites. NRW Phosphates Guidance introduced in 2021 means that the SAC river sites within Pembrokeshire are at risk, and sections of both the River Cleddau and the River Teifi are failing to meet phosphate targets.</p> <p>All planning applications are screened for their potential effect on protected sites.</p> <p>A planning tool has been developed to highlight and understand the importance and extent of ecological connectivity in the county.</p> <p>Action: continue to monitor SA Objective, the need for up to date assessments of European sites continues to provide uncertainty, as does the phosphate targets for SAC rivers. Continue to progress solutions and options to mitigate against the NRW Phosphate Targets.</p>
<p>19. Protect and enhance the landscape and geological heritage</p> <p>20. Encourage quality locally distinct design that complements the built heritage</p> <p>21. Protect and enhance the built heritage and historic environment</p>	<ul style="list-style-type: none"> • Number of permissions granted contrary to GN.38. • Number of permission granted contrary to GN.2. • Number / % of buildings on buildings at risk register 	<p>2 planning permissions, listed building consents and SAM consents granted contrary to Policy GN.38 (2021/2022).</p> <p>1 permission granted contrary to Policy GN.1, criterion 3.</p> <p>8 permissions granted contrary to GN.2.</p>	<p>Two planning permissions, listed building consents and SAM consent were granted contrary to Policy GN.38 (in 2021/2022). One was a proposal in retrospect which provided a covered bar/seating area for a commercial property in a Conservation Area, however a letter from the Welsh Government Minister for Housing and Local Government dated 20/07/2020 encouraged a supportive approach to businesses, in recognition of the impacts that Covid-19 continues to have on their operation. This is a material consideration which was afforded significant weight. The other proposal for development at Pembroke Dock deemed beneficial economic impacts and the proposed direct mitigation, recording and potential reversibility of the works to the affected historic structures considered to mitigate the harm proposed on balance. The wording of GN.38 is such that even where a limited adverse effect is identified, a proposal must be considered to be contrary to the policy. Consideration will be given to re-examining this wording at Plan Review, to ensure that only those proposals with a significant adverse effect are deemed contrary to policy.</p> <p>1 permission for redevelopment of Pembroke Dockyard – was granted contrary to GN.1 criterion 3 as it was justified given the national need for port related activities including the manufacture of marine energy devices, boat manufacture and repair and erection of plant.</p> <p>8 permissions have been granted as contrary to GN.2. These were a variety of permissions, some of which were in retrospect, and for appeals against refusal, and others were approved as other considerations had greater weight in the decision.</p> <p>SPG on Renewable Energy was approved and came into force on 31 October 2016.</p> <p>The Haverfordwest Conservation Area Character Appraisal (CACA) and Management Plan was adopted in August 2014. New CACAs, for Fishguard, Goodwick and Lower Town, Fishguard, were adopted in November 2016, and Pembroke and Pembroke Dock appraisals have also been adopted (January 2018 and September 2017 respectively).</p> <p>Action: continue to monitor the SA Objectives.</p>

Appendix 4 – Allocations requiring project level Habitats Regulations Appraisal

PCC's approach to monitoring in relation to Habitats Regulations Appraisal has been to identify those policies previously identified as requiring project level screening (as compared with plan level) and to monitor whether screening has taken place on any applications for those where development has progressed. The table below sets out screening undertaken on those sites identified as requiring project level screening and where development progressed to planning application within the AMR reporting period. All planning applications, and not just Allocations are subject to screening by the PCC Planning Ecologist. Where a potential effect on a European site is possible a formal screening has taken place. These applications are also included in the table. Since a recent ruling, the number of TLSE which have then resulted in an Appropriate Assessment has increased. As stated previously in this AMR report, new requirements in relation to phosphates have impacted development, and this has increased the number of TLSE and AA in this period.

TLSE Test for likely significant effects

HRA Habitats Regulations Appraisal

AA Appropriate Assessment

Site name	LDP Site reference	Application details	TLSE/ screening for HRA	Outcome
Sodston Manor Farm, Sodston, Narberth SA67 8HB	Not allocated	19/1265/PA Conversion of outbuilding into dwelling	AA	NLSE with conditions
Pembroke Dock Gate 4	Not allocated	20/0732/PA Redevelopment of Gate 4, Pembroke Dock	AA	NLSE with conditions

Site name	LDP Site reference	Application details	TLSE/ screening for HRA	Outcome
Plot 2C, Richmond Road, Llanion, Pembroke Dock, SA72 6TQ	Not allocated	20/1201/PA Construction of new offices including workspaces, meeting rooms, staff gym and storage with associated vehicle parking and hardstanding.	AA	NLSE with conditions
Plot C2 Llanion Hill	Not allocated	20/1201/PA Construction of new offices including workspaces, meeting rooms, staff gym and storage with associated vehicle parking and hardstanding.	TLSE	NLSE
Plot 1B, Stockwell Road, Llanion, Pembroke Dock, SA72 6TQ	Not allocated	21/0028/PA Construction of a detached residential dwelling house	AA	NLSE with conditions
The Boat Shed, Land east of Dwillan, St Dogmaels, SA43 3LL	Not allocated	21/0249/PA Erection of a Boat Shed with Holiday Let Accommodation in the Loft	AA	NLSE with conditions
Bicton Cottage, Northgate, Crowhill,	Not allocated	21/0642/PA Demolition of former tots nursery and construction of 4 town house and landscaping	AA	NLSE with conditions

Site name	LDP Site reference	Application details	TLSE/ screening for HRA	Outcome
Haverfordwest, SA61 2HN				
Land adj to Glan-y-Mor Farm, Bush Hill, Pembroke, SA71 4RL	Not allocated	21/0653/PA Welsh medium primary school, MUGA, sports field, car park, landscaping, and associated highways and drainage infrastructure works.	AA	NLSE with conditions
Pembrokeshire Food Park, Withybush Industrial Estate, Haverfordwest, SA62 4EQ	S/EMP/040/00 001?	21/0807/PA Construction of a Dairy Processing Facility and Associated Works.	AA	NLSE with conditions
Milford Haven Waterway, The Dockyard, Pembroke Dock, SA72 6TD	Not allocated	21/0867/PA Provision of pontoons and ancillary development associated with Marine Energy Test Areas (Phase 1)	AA	NLSE
Multi Storey Car Park, Cartlett Road, Haverfordwest, Pembrokeshire, SA61 2LJ	Not allocated	21/0887/PA Replacement bus station and multi-storey car park, associated works and new public realm	AA	NLSE with conditions
Dragon LNG Meadow, The Land at West	EMP/000/0000 4	21/0986/PA	AA	NLSE with conditions

Site name	LDP Site reference	Application details	TLSE/ screening for HRA	Outcome
Perimeter Road, Milford Haven		Construction and operation of a solar farm composing solar modules, solar inverters and all associated infrastructure and works, including engineering and landscaping.		
Land off Criterion Way, Pembroke Dock	Not allocated	20/1045/PA Construction of a HGV tanker park, welfare facility (Use Class B1) and associated infrastructure.	TLSE	NLSE
Eddies Music & Events Venue, 4, Quay Street, Haverfordwest, SA61 1BG	Not allocated	21/0325/PA Removal of temporary tarpaulin structure and proposals to provide new, open air, family restaurant, along with improvements to existing facilities	TLSE	NLSE
Land North of The Kilns, Llangwm, SA62 4HG	HSG/063/0002 4	21/0864/PA Outline application for residential development (including affordable element)	TLSE	NLSE
Herons Brook, Narberth, SA67 8BU	Not allocated	19/1240/PA Erection of 9 Lodges for Self Catering Holiday Accommodation and Associated Infrastructure	AA	LSE
Part Field Adjacent to Treffgarne, Robeston	Not allocated	20/0037/PA	AA	LSE

Site name	LDP Site reference	Application details	TLSE/ screening for HRA	Outcome
Wathen, Narberth, SA67 8EL		Outline Planning Permission for residential development		
Land East of Ty Gwyn (Y Bwthyn), Hayscastle Cross, Haverfordwest, Pembrokeshire, SA62 5PR	Not allocated	20/0117/PA Erection of dwellings	AA	LSE
West Hill Fold, SUTTON, Haverfordwest, Pembrokeshire, SA62 3LP	Not allocated	20/0411/PA Change of use of barns into 3 holiday cottages, and the erection of garage and studio associated with host dwelling	AA	LSE
Bank Farm, SPITTAL, Haverfordwest, Pembrokeshire, SA62 5QP	Not allocated	20/0655/PA Barn/Garage Conversion to one bedroom dwelling	AA	LSE
Maesyronnen, ABERCYCH, Boncath, Pembrokeshire, SA37 0EX	Not allocated	20/0690/PA Change of use, conversion and alteration of disused outbuilding to form self-contained unit of holiday accommodation (use class C3) and	AA	LSE

Site name	LDP Site reference	Application details	TLSE/ screening for HRA	Outcome
		alterations of existing entrance to provide parking area.		
Dandderwen, Abercych, Boncath	Not allocated	20/0792/PA Change of use of garage to residential holiday let.	AA	LSE
Plot 26, Bloomfield Gardens, Narberth, SA67 7EZ	Not allocated	20/1182/PA Erection of dwelling with amended design	AA	LSE
Penmynydd, Castle Morris, Haverfordwest, SA62 5EL	Not allocated	21/0045/PA Construction of Utility Room and position of Pod at Cae Penmynydd	AA	NLSE
Land Adj to the Boncath Inn, Boncath, Cardigan, SA37 0JN	Not allocated	21/0050/PA Erection of 2 no semi-detached dwellings	AA	LSE
Gwastad Bach Farm, Rhosfach, Clunderwen, SA66 7SJ	Not allocated	21/0078/PA Log cabin to provide additional accommodation.	AA	LSE

Site name	LDP Site reference	Application details	TLSE/ screening for HRA	Outcome
Site on Back Lane, Narberth, Pembrokeshire, SA67 7BQ	Not allocated	21/0242/PA Proposed pair of semi-detached cottages	AA	LSE
Upper Coxhill Farm, COXHILL, Narberth, Pembrokeshire, SA67 8EH	Not allocated	21/0295/PA Variation of condition 1 (timeframe for implementation), of planning permission 16/0216/PA (Conversion of barn into 2 dwellings)	AA	LSE
Land to the south of Llon Cardi Bach, Cilgerran, SA43 2TF	Not allocated	20/0947/PA Residential development, together with associated vehicular and pedestrian accesses, car parking, amenity areas, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure	AA	LSE
Site Adjacent to Big Park Farmhouse, Treffgarne, Haverfordwest, SA62 5PH	Not allocated	21/1001/PA Variation of condition 2 (approved plans) partly in retrospect of planning permission 17/0650/PA (Extension and alterations of existing garage into two holiday let units)	AA	LSE

Site name	LDP Site reference	Application details	TLSE/ screening for HRA	Outcome
Cartrefle, ABERCYCH, Boncath, Pembrokeshire, SA37 0EZ	Not allocated	21/1043/PA Erection of a single dwelling	AA	LSE
Delfryn, Llysyfran Road, Llys Y Fran, Clarbeston Road, SA63 4RU	Not allocated	21/0281/PA Building extension to contain facilities to support an existing glamping enterprise and construction of a polytunnel	AA	LSE

Appendix 5 – Breakdown of Housing Completions 2013-2021 by location

Settlement Name	Number of Units Complete 2013-14	Number of Units Complete 2014-15	Number of Units Complete 2015-16	Number of Units Complete 2016-17	Number of Units Complete 2017-18	Number of Units Complete 2018-19	Number of Units Complete 2019-20	Number of Units Complete 2020-21	Number of Units Complete 2021-22
Hub Towns									
Haverfordwest / Merlins Bridge	25	67	44	9	11	87	17	121	51
Fishguard / Goodwick	8	6	4	9	21	29	9	26	12
Milford Haven	184	100	48	71	28	64	64	38	15
Neyland	1	11	0	0	0	6	0	5	32
Pembroke	10	37	88	78	39	27	6	24	9
Pembroke Dock	44	73	39	30	20	9	21	9	10
Sub totals	272	294	223	197	119	222	117	223	129
Rural Town									
Narberth	14	7	4	7	21	50	84	8	2
Sub totals	14	7	4	7	21	50	84	8	2
Service Centres									
Crymych	2	6	6	5	3	5	2	3	6
Johnston	37	1	0	7	13	15	2	1	30

Annual Monitoring Report | 2021-2022

Kilgetty	1	2	2	43	15	0	0	13	21
Letterston	10	3	2	1	2	0	0	1	1
Sub totals	50	12	10	56	33	20	4	18	58
Service Villages									
Abercych	1	0	0	0	2	0	0	0	0
Begelly	0	0	0	2	8	14	8	4	6
Boncath	0	0	2	2	0	0	0	2	13
Blaenffos	0	0	0	2	2	2	0	0	0
Broadmoor	0	0	0	0	0	0	0	0	2
Bwlchygroes	0	1	0	0	0	0	0	0	0
Carew / Sageston	2	2	18	3	1	2	1	2	43
Cilgerran	1	0	1	0	1	21	9	0	0
Clarbeston Road	1	2	3	7	4	0	0	0	0
Clunderwen	0	1	0	0	0	2	1	1	1
Cosheston	1	3	0	1	1	2	0	1	0
Crundale	7	3	37	3	26	2	0	1	1
Eglwysrwr	0	0	0	0	0	1	1	1	0
Hayscastle Cross	0	0	1	0	0	0	0	0	0
Hermon	1	1	0	0	0	0	0	0	1
Hook	1	3	6	2	9	0	5	3	2
Houghton	0	0	2	0	0	0	1	14	4
Hundleton	0	1	0	4	5	5	3	4	4
Jeffreyston	1	0	0	2	0	0	0	0	0
Lamphey	0	40	0	1	0	0	1	1	0

Annual Monitoring Report | 2021-2022

Llanddewi Velfrey	0	0	0	0	0	0	0	1	0
Llangwm	1	0	0	0	0	0	0	0	0
Llandissilio	0	0	0	0	0	0	0	0	5
Maenclochog	1	1	0	0	0	0	0	1	6
Mathry	2	0	0	1	0	1	1	0	1
Milton	0	2	0	0	0	0	0	0	0
New Hedges	0	3	1	0	0	0	1	0	0
Penally	3	2	3	3	0	1	0	1	6
Pentlepoir	2	41	9	5	0	0	1	0	0
Puncheston	0	0	0	0	0	0	0	2	0
Robeston Wathen	0	0	0	0	0	1	0	0	0
Roch	4	19	1	1	2	1	0	0	0
Rosemarket	1	0	1	1	0	0	1	0	0
Spittal	5	1	0	0	1	0	0	0	0
St Dogmaels	2	4	3	0	1	2	0	0	1
St Florence	0	18	16	10	0	0	0	1	8
Tavernspite	2	1	0	0		0	0	0	1
Tegryn	0	2	1	0	0	0	0	0	0
Templeton	0	22	12	1	5	8	5	20	8
Sub totals	39	173	117	51	68	65	39	60	113
Large Local Villages									
Burton	1	2	1	1	0	1	0	0	0
Burton Ferry	0	0	1	1	0	0	0	0	0
Camrose	5	4	3	5	3	1	0	1	0

Annual Monitoring Report | 2021-2022

East Williamston	0	1	1	0	0	0	0	0	1
Freystrop	2	1	1	0	1	0	2	0	0
Hill Mountain	0	2	1	1	0	0	0	0	1
Keeston	4	1	1	1	5	5	6	6	4
Llanstadwell	1	1	0	0	0	0	0	1	0
Pen-y-bryn	1	0	0	0	0	0	0	0	0
Scleddau	1	27	0	0	0	0	0	0	0
Stepaside	0	0	2	0	1	2	1	0	0
Sub totals	15	39	11	9	10	9	9	8	6
Small Local Villages									
Ambleston	2	1	0	0	0	0	1	0	1
Cold Blow	0	2	1	0	0	0	0	0	0
Glandwr	0	0	1	0	0	0	0	0	0
Little Honeyborough	0	1	0	0	0	0	0	0	0
Llanteglos	0	3	0	0	0	0	0	0	0
Llawhaden	1	0	0	0	0	0	0	0	0
Llwyncelyn	0	0	1	0	0	0	0	0	0
Maddox Moor	1	0	0	0	0	0	0	0	0
Martletwy	1	1	1	0	0	0	0	0	0
New Moat	0	0	0	1	0	0	0	0	0
Penffordd	1	0	0	0	0	0	0	0	0
Redberth	0	1	1	0	0	0	0	0	0
Reynalton	0	0	0	0	0	1	0	2	1

Annual Monitoring Report | 2021-2022

Sardis	0	0	0	0	0	1	0	1	0
Square & Compass	0	0	0	0	0	0	0	1	0
St Nicholas	1	0	0	0	0	0	0	0	0
St Twynells	0	0	0	0	0	0	1	0	0
Thornton	0	0	0	1	0	1	1	2	3
Treffgarne	2	0	0	0	0	0	0	0	0
Walton East	0	3	2	1	1	0	0	0	2
Sub totals	9	12	7	3	1	3	3	6	7
Open Countryside									
Outside settlement boundary	60	51	32	42	34	50	11	17	23
Sub totals	60	51	32	42	34	50	11	17	23
Report Total	459	588	405	365	286	419	267	340	338

Appendix 6: Feedback from Stakeholders

i

The outcomes of the previous AMR were discussed with the Pembrokeshire Planning Agents Forum in 2021. Significant concerns were raised around the implementation of the new NRW Guidance in relation to phosphates and its potential impacts on development in Pembrokeshire. Work in relation to this area is being undertaken as part of the LDP Review.