

Pembrokeshire County Council

Local Development Plan

Annual Monitoring Report – year 11

1st April 2023 – 31st March 2024

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

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Summary of Pembrokeshire County Council's Annual Monitoring Report 2023 - 2024

- 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) LDP Review has been delayed to allow consideration of the implications of the guidance issued by Natural Resources Wales in January 2021, this guidance referring to phosphate pollution in the non-tidal parts of protected Welsh rivers. That includes the Teifi and Cleddau river catchments in Pembrokeshire. This guidance has subsequently been revised on various occasions. The implications of this guidance are significant but ways are now being found to move LDP 2, Deposit Plan 2 forward without wholesale deletions of draft allocations identified in the LDP 2 Deposit Plan 1 of 2020. That has been assisted by the review of Environmental Permits at Wastewater Treatment Works by NRW and by new investment proposals by Dwr Cymru Welsh Water, although longer-term solutions will still be needed. Although in the year 12 monitoring period, it is worth noting that LDP 2, Deposit Plan 2 was approved at an Extraordinary Council meeting on the 13th September 2024 and there was a full public consultation on its content, which ran from 21st October 2024 to 16th December 2024. LDP 2, Deposit Plan 2 is a revised Plan in comparison with that published in 2020, taking account of all that has happened since 2020. The trends and monitoring information in the previous AMR have been considered by the Authority and where appropriate will be reflected in the Deposit Plan 2, but the further information in this report will not be completed in time for this to happen again, although its conclusions may inform later stages of the Plan process, including independent Examination.
- 3) The Employment Survey was last carried out in 2022, but there has not been staff resource since then to process the results. The last published Employment Survey was that for 2019. Full housing surveys using building control records and site visits were undertaken in 2022, 2023 and 2024. The last retail survey took place in autumn 2023.
- 4) The Authority has undertaken work on two Supplementary Planning Guidance documents to support LDP 1 in the past year. It consulted on a Landscape Character Assessment SPG and Seascape Character SPG from February to May 2023, the

former being a PCC-only document and the latter a joint document with the National Park Authority. The Seascape Character SPG document was adopted by PCC on 2nd October 2023 (and by the PCNPA on 20th September 2023). There has not been sufficient staff resource available to progress the Landscape Character Assessment SPG following the 2023 consultation, with LDP 2, Deposit Plan 2 being given priority.

Key conclusions from this report are:

- Proportions of housing permissions granted are below the target percentages for approvals in Hub Towns. This has now met a 3 year trigger for review being 39% in 2022-2023, 38.2% in 2021-2022 and 25.6% in 2020-2021. This figure has recovered to 50% in the 2023-2024 AMR, but remains below the threshold. There has also been a significant drop in the number of new residential units being granted planning permission overall since the 2020-2021 AMR. This means that a few sites can now have a big influence on the percentage of residential units being granted at different levels of the settlement hierarchy.
- 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 some 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 updated Two County Economic Study (2022) and this shows a continued long term need for strategic sites.
- The results for AMR year 11 in relation to flood risk indicate that all except one of the approved applications were compliant with the requirements of TAN 15 / LDP policy GN.1 (criterion 7). The exception was a proposal to re-use a previously developed former garage site for mixed use development comprising A3 use to ground floor and 3 residential C3 use apartments to first and second floors, at Lower Town, Fishguard. The A3 use is considered to be less vulnerable development in a flood risk context, but the residential C3 use proposals are for a highly vulnerable form of development. The proposal was therefore considered to be non-compliant with TAN 15 and also LDP policy GN.1 (criterion 7). The applicant submitted a Flood Consequences Assessment and NRW confirmed that consequences of flooding could be mitigated in this case. The proposal was therefore conditionally approved in spite of the flood risk issue. There is further reference to this application elsewhere in the AMR.
- The 2023 Retail Survey once again identified higher than UK average vacancy levels in all PCC Town Centres apart from Narberth and Milford Marina. Vacancies decreased from 30% to 21% in Milford Haven and from 5% to 3% in Narberth. Rates remained the same in Pembroke Dock (19%) and Fishguard (17%). There was an increase in vacancy rates in Haverfordwest (21% to 25%) and Pembroke (15% to 20%). Work funded by the Transforming Towns Programme to arrest decline of town centres is underway in Haverfordwest, Fishguard, Milford Haven, Pembroke and Pembroke Dock.

- The 2023 Retail Survey showed that percentage of primary retail frontage in A1 use fell below the target of 66% in Fishguard, Narberth and Pembroke. When vacancy rates are taken into account, all centres apart from Milford Haven and Milford Marina fall below the target. The Council is reconsidering the role and effectiveness of primary and secondary frontages as part of the LDP review.
- The Welsh Government's A.40 trunk road Llanddewi Velfrey Bypass and Redstone Cross Improvement Scheme is under construction and nearing completion. 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, as well as taking strategic traffic out of Llanddewi Velfrey village itself.
- 283 homes were built in 2023-2024, compared with 367 homes in 2022-2023 and 338 in 2021-2022. These figures are higher than the 2019-2020 figure (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 2023/24 has dropped back to a position well below the pre-Covid averages, in spite of the trend in recent years having previously raised hopes that a recovery to pre-Covid levels might be imminent.
- This AMR has identified some changes in relation to the strategic housing sites. Slade Lane South and most of Slade Lane North have changed ownership, the new owners being Pobl and Welsh Government on the South site and Welsh Government alone on the North site (excepting the smaller area in the separate ownership of Hill West Ltd). It is understood that Pobl intends to move ahead with phases 1 and 2 of the housing development on the South site, with phase 1 having a Reserved Matters consent and construction having now commenced. A Reserved Matters application for phase 2 is expected soon. A small element of the Slade Lane North site has been completed by Hill West Ltd, but the remainder of the site awaits development.
- At Maesgwynne, the part of the site known as Parc Loktudi has been developed, but other parts of the site remain undeveloped. However, during AMR year 10 planning permission was granted for a 50 home development on land adjacent to Clos-y-Bigney, this being a 100% affordable housing proposal being taken forward by the Wales and West Housing Association. As noted previously, the housing allocation at Maesgwynne was reconfigured for the LDP 2 Deposit Plan of 2020 and proposals for the totality of this site will be given further consideration in conjunction with the forthcoming repeat of the Deposit stage consultation, which will be based on a revised Plan.

- The Shoals Hook Lane site in Haverfordwest is allocated for residential development by the current LDP but does not have a housing planning permission and was de-allocated by the LDP 2, Deposit Plan 1 of 2020 due to a lack of progress towards delivery (although it was retained within the settlement boundary for Haverfordwest by the 2020 version of LDP 2).
- The target for affordable housing in terms of completions was met in the year. The 98 unit target for the number of affordable dwellings granted was not met, although the total number of new dwellings gaining planning consent has been in decline since the 2020-2021 AMR, so the percentage target of 15% is still being met.
- Financial contributions of £345,950.00 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.¹
- The Authority has met targets identified for provision of Gypsy and Traveller accommodation set out in the Plan. A new Gypsy Traveller Accommodation Assessment was submitted to Welsh Government in autumn 2019, was subsequently amended in 2020 and 2024 and was approved by the Cabinet Secretary for Culture and Justice at Welsh Government on 24th May 2024 (just outside the 2023-2024 monitoring period)
- 81% of permissions granted for housing were within settlement boundaries, below the target of 98%. It should be noted that the number of residential units overall has been in decline since the 2020-2021 AMR. At the same time, the number of units granted in the open countryside has remained stable, so as a percentage this now accounts for proportional more of the overall residential units being granted.
- The Sustainability Appraisal Objectives have been assessed, this information being set out in Appendix 3 to this document. At this stage of LDP1's Plan life the monitoring results predominantly highlight areas that can improved upon through the development of the replacement Plan.

¹ <https://www.pembrokeshire.gov.uk/adopted-local-development-plan/section-106-agreements>

- Habitats Regulations Appraisal Monitoring (Appendix 4) shows that the HRA screening, and subsequent Appropriate Assessment where required, has taken place on a number of project level proposals which have come forward in the AMR year 11 period. All planning applications are screened for their potential effects on protected European sites. The January 2021 publication by NRW of new guidance on phosphates in the non-tidal parts of riverine SACs has had a significant impact on the ability of developers to bring forward a range of new development proposals (mostly but not exclusively for housing) in the affected areas. The guidance has subsequently been updated on various occasions. Only three Wastewater Treatment Works (WwTW) in Pembrokeshire currently offer phosphate stripping. Additionally, Spittal WwTW is to have phosphate stripping installed under Dwr Cymru Welsh Water AMP 7 investment plan and the Letterston West and Wolfscastle WwTWs are to receive this under a separate funding stream not linked to the AMP programme. Further investment under AMP 8 is currently under consideration, but details are not currently known. In Pembrokeshire, the areas affected by the NRW phosphates guidance are the riverine (non-tidal) elements of the eastern and western Cleddau River catchments and the part of the Teifi catchment in the County. The guidance does not apply in the tidal elements of these river systems, although further guidance for tidal areas of protected rivers may be published in the future. As a result of the 2021 NRW guidance for the non-tidal elements of the protected rivers (as updated), the number of applications requiring project level HRAs has increased significantly. However, NRW's programme of Environmental Permit reviews at WwTWs in affected areas was underway at the close of the AMR year 11 monitoring period (and has subsequently been concluded) and has in most cases confirmed that there is still capacity to accept further development at WwTWs within the new permit limits. This relieves the constraint in the short to medium term, but in the long term other solutions will need to be found to allow development to continue once the new capacity limits are reached.

Normally the conclusions from AMRs are reported back to the Pembrokeshire Agents' Forum, but this did not happen for the Years 9 or 10 AMRs due to acute staff shortages and the need to prioritise review of the LDP. However, one of the main concerns, relating to the phosphate pollution levels in protected rivers in Pembrokeshire and its implications for future development, has been discussed at that Agents' Forum during the years 10 and 11 AMR periods. The Agents' Forum is also being kept apprised of progress towards the repeat of the Deposit stage of the LDP review process.

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	TF – Tree Felling
HG - Hedgerows	LB – Listed Buildings
CA – Conservation Areas	AD – Advertisements
Pr Notf – Prior Notifications	OHL – Overhead Lines
CLOPUD - Certificates of Proposed Lawful Development	CLD - Certificates of Lawful Development
EIA – Environmental Impact Assessment	HS – Hazardous Substance
DC - Discharge of Conditions	Non-material amendments to applications
Section 73 amendments	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	2022 - 23	2023- 24
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 Unconditional ly approved: 2 Conditionally approved: 626 Part Approved / Part Refused: 3 Refused: 97	Total: 887 Unconditional ly approved: 44 Conditionally approved: 643 Part Approved / Part Refused: 77 Refused: 123	Total: 822 Unconditional ly approved: 36 Conditionally approved: 569 Part Approved / Part Refused: 83 Refused: 134
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	1	1
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). In AMR year 10, there was one consented proposal for a residential proposal in the C2 flood zone. This was for the conversion of the three upper floors of a town centre property into three one-bedroom apartments. Although contrary to GN1 (criterion 7) and TAN 15, the proposal was consented because of its positive contribution to town centre regeneration. (References 21/1003/PA and 21/1024/LB). In AMR year 11 there was one consented proposal for a mixed use proposal in the C2 flood zone with a residential element. In this case, although a conflict with TAN 15 and LDP policy GN.1 (7) was identified, due to a highly vulnerable use being proposed in a flood risk zone (residential use), the proposal was conditionally consented as NRW advised that the flood risk could be mitigated in this case.													

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022 - 23	2023- 24
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%)	Hub Town 53 (39%)	Hub Town 56 (50.9%)
			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%)	Rural Town 1 (<1%)	Rural Town 0 (0%)
			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 Centre 0 (0%)	Service Centre 4 (3.6%)
			Service Village 165 (11%)	Service Village 303 (25%)	Service Village 329 (36%)	Service Village 279 (1%)	Service Village 117 (19%)	Service Village 24 (11.3%)	Service Village 120 (15.4%)	Service Village 38(17.7%)	Service Village 73 (46.5%)	Service Village 68 (50%)	Service Village 26 (23.6%)
			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%)	Large Local Village 1 (<1%)	Large Local Village 4 (3.6%)
			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	Small Local Village 1 (1%)	Small Local Village 0 (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%)	Open Countryside 14 (10%)	Open Countryside 20 (18.2%)
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)	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) ⁴ .	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:1.30 Ha Educational facilities:	New facilities gained & lost: Community Halls 0.11Ha gained Public House: 0.03Ha lost Health: 0.04Ha gained Educational facilities:	New facilities gained & lost Public Houses 0.09Ha lost Religious buildings 0.53Ha lost Local convenience store gain 0.01Ha	New facilities gained & lost Community Halls 0.97Ha gained Religious buildings 0.05Ha lost Educational Facilities 1.11Ha gained Open Space/	New facilities gained & lost Community Halls 0.04Ha lost Religious buildings - 0.03Ha loss Educational Facilities 0.036Ha lost Health	New facilities gained & lost Community Halls 0.2Ha gain Religious buildings 0 Educational Facilities 0 Health Facilities 0.09Ha gain	New facilities gained & lost Community Halls 0.13 gain Religious buildings 0.22 loss Educational Facilities 0 Health Facilities 0 Public Houses	New facilities gained & lost (Ha) Community Halls 0.04 loss Religious buildings 0.29 loss Educational Facilities 0 Health	New facilities gained & lost (Ha) Community Halls 0 Religious buildings 0 Educational Facilities 0.29ha gain & 0.18ha loss Health	New facilities gained & lost (Ha) ² Community Halls 0 Religious buildings 0 Educational Facilities 0 Health Facilities 0.14ha gained	New facilities gained and lost (Ha) Community Halls gain: 0 Religious buildings 0 ha Educational facilities gained 0.02 ha Health

² 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	2022 - 23	2023- 24
			3.91Ha Open Space/Outdo or areas: 2.52Ha Other: 0.15Ha No facilities entirely lost	0.63Ha gained 0.06Ha lost Open Space/ Outdoor areas: 0 Other:0.32Ha gained -0.17Ha lost Religious buildings 0.90Ha gained -0.29Ha lost	Sport & recreation 0.88ha gain loss 0.16Ha Cafe loss 0.02Ha Educational gain 0.02Ha loss 0.26Ha	Outdoor Areas 0.02Ha gained Sport & Recreation 0.28Ha gained Health Facilities 0.31Ha gained 0.80Ha lost	Facilities 0.005Ha gained Public Houses 0.03Ha lost.	Public Houses 0 Sports & recreation 0.19 gain Local shop 0.03ha gain	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)	Facilities 0.07 loss Public Houses 0.07 loss Sports & recreation 0 Local shop 0 (both loss & gain of 0.03 ha)	Facilities 0 Public Houses 0 Sports & recreation 0.05 gain Local shop 0	Public Houses 2 Sports & recreation 0.18ha gained Local shop 0	facilities gained 0.23 ha Public house 0.06 ha lost and 0.09 ha gained Retail Unit outside town centre lost:0 ha Retail in town centre lost: 0.01 ha Retail in town centre gained 0.04 ha Retail outside town centre gained 1.24 ha Allotments gained 0.37 ha Public park gained 0.11 ha Sports provision gained 4.67 ha Museum gained 0.01 ha Public realm (open space) gained 0.23 ha Visitor centre gained 0.17 ha

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022 - 23	2023- 24	
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 with corrections in 2024. LDP2 Evidence Base - Pembrokeshire County Council												
(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)	5.39 MW new capacity permitted	9.26 MW new capacity permitted	
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.	4180 sq m open space approved.	No major housing applications were approved during the monitoring period.
Summary of Strategic Objective: Improving access to goods and services (I):														
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 and 2022-2023 AMR period. During this period, the trigger was also met, as the number of residential units granted in Hub Towns fell below the 50% threshold, although plan review had already commenced. The number of units being consented has remained low at 112 units, although 50% were in Hub Towns for 2023-2024 AMR.														
No areas of land safeguarded for transport related proposals have been permitted for another form of development during AMR year 10, 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 under construction. At the Blackbridge site, a Development of National Significance (DNS) application for a biomass facility potentially affected a														

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022 - 23	2023- 24
<p>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>Six applications involving the loss of community facilities were approved during the year 11 monitoring period. In three cases, the proposals were found to meet the requirements of policy GN.33 and in the remaining three cases although there was no specific mention of the GN.33 issue, the Community Facility had already been lost some time ago and the proposals were seeking re-use proposals following a period of non-use of the buildings concerned. In one of these cases, a replacement facility has been provided on a different site. Two applications for new community facilities were approved at Pembroke – for allotments adjoining Grove Way and for a public garden at Devon Drive. Elsewhere there were follow-up applications on various sites where permissions involving new community facilities had previously been granted – for instance at the Old School in Narberth, at the new Welsh-medium primary school at Pembroke, at the Kiln Park sports pitches at Narberth, at Kiln Park Farm, also Narberth and at Neyland Yacht Club. A variety of proposals were consented which enhance pre-existing community facilities – for instance the new modular decant ward at Withybush Hospital (also initially approved in an earlier AMR period), the new modular classroom unit at Cosheston School, the new store shed at Haverfordwest Racecourse, retained and new facilities at Pembroke Dock and Hill Mountain cricket clubs, a changing facility at Kilgetty and an archery venue at Tavernspite. In Haverfordwest Town Centre, a retail unit has been lost, but replaced by a museum, so one community facility is replacing another in this case. At the former library site in Haverfordwest, a re-use proposal for office purposes will also include a cafe and ancillary community uses. The Western Quayside proposals, also in Haverfordwest, involve a mix of residential, transport and open space proposals. A major regeneration proposal is now underway at South Quay, Pembroke, which will include a variety of community uses. At Haverfordwest Castle, a new visitor attraction has been consented and is being implemented. Elsewhere new retail proposals have been consented at various locations, including at Gumfreston (indoor farmers' market and trading barn), and at Bridgend Square, Haverfordwest (2 new retail units). On the former Garage site at Lower Town, Fishguard, a residential conversion will also include an A3 use class proposal at ground floor level. This list is not exhaustive, but provides a flavour of the variety of community uses that have been consented recently.</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> <p>For Renewable Energy, during AMR year 11, the largest consented project is a 9 MW solar farm at Cosheston. Other consented renewable energy projects are on a smaller scale and are mostly for small solar PV arrays or solar panels on roofs. Some of the smaller-scale schemes do not provide an energy capacity figure. PCC also provided a Local Impact Report on a DNS application for a 3 wind turbine proposal at Dragon Energy Park during the year 11 AMR period. A proposal to remove an existing wind turbine and replace it with one of a larger scale (530kW) was refused. Newly consented renewable energy capacity in AMR year 11 amounted to 9.26 MW, plus the capacity generated by a few small-scale solar schemes where capacity wasn't stated. 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.</p> <p>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. Financial contributions towards off-site provision of open space are required for sites of 10 or more units. No major residential applications have been approved during this monitoring period that would trigger the on-site provision of open space.</p> <p>Three applications were approved which enhance existing recreational open space provision by providing additional facilities within recreational grounds.</p>													
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	Blackbridge 0	Blackbridge 0

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022 - 23	2023- 24
			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	Former Dewhirst factory site Goodwick 0 (part of site conditionally approved for specialist residential development for older persons on 09/08/22)	Former Dewhirst factory site Goodwick 0 (part of site conditionally approved for specialist residential development for older persons on 09/08/22)
			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	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 first Deposit version of LDP 2 and is being further reviewed for LDP 2, Deposit Plan 2. Appendix 4 of the LDP 2 Deposit Plan 1 from 2020 sets out details of those transport schemes it is intended to safeguard through the new Plan, but noting that this will be amended for LDP 2, Deposit Plan 2. There are 7 schemes listed for safeguarding in LDP 2, Deposit Plan 1, along with the associated programme, finance source for implementation and expected delivery timescale. The number of safeguarded schemes is likely to reduce for LDP 2, Deposit Plan 2 and details will be recorded in the next AMR.</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 underway, carried forward into LDP 2, Deposit Plan 1, 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, Deposit Plan 1, as linked to a major employment proposal, but the need for the scheme will be re-considered for LDP 2, Deposit Plan 2. 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, was carried forward into LDP 2, Deposit Plan 1 and is likely to be retained for LDP 2, Deposit Plan 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, Deposit Plan 1. 10) Pembroke Dock bus rail interchange – partly implemented, with residual element (car park and pedestrian links) carried forward into LDP 2, Deposit Plan 1, but this will be re-considered for LDP 2, Deposit Plan 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. 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. 14) B4320 Monkton realignment – not implemented and not carried forward into LDP 2. 15) A40 High Street to A487 West Street, 'Chimneys' link, Fishguard – implemented and not carried forward into LDP 2. 16) Haverfordwest to Narberth Shared Use Path – partly implemented and carried forward into LDP 2, Deposit Plan 1. 											

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022 - 23	2023- 24
		17) Haverfordwest Sustainable Town Centre Project – superseded by more recent schemes, with the Haverfordwest Bus and Rail interchange added to the LDP 2, Deposit Plan 1 safeguarded schemes. Demolition of the multi-storey car park has been completed and construction of a new bus station will follow in due course. The details of the safeguarded bus and rail interchange proposals will be updated for LDP 2, Deposit Plan 2.											
<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. PCC will continue to monitor progress towards development of this key strategic employment site.</p> <p>Neither of the two sites at Goodwick has attracted an employment-related planning application since LDP adoption – however, there is a recently approved residential application on part of the former Dewhurst Factory site, for a specialist residential development for older persons.</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 continuing implementation of the Llanddewi Velfrey Bypass and Redstone Cross Improvement (Welsh Government), the demolition of the multi-storey car park in Haverfordwest and preparations for the construction of a new bus station on that site. This forms an element of the town centre redevelopment proposals in the County Town. The reporting text has been updated to reference the likelihood that LDP 2, Deposit Plan 2 will update the safeguarding position on some sites in comparison with 2020’s LDP 2, Deposit Plan 1.</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 4 0	SP4 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	SP 14 0	SP14 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.12 2	GN12 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	GN.14 0	GN.14 0	GN14 0

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022 - 23	2023- 24
(Core) Amount of major retail, office & leisure development (sq. m) permitted in town centres expressed as a percentage	100% (figure to exclude schemes which are allocated)	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	0% = 1254 sq. m (net) permitted outside town centres.	0% = 2,120 sq. m (net) permitted outside town centres	No relevant major applications were approved	No relevant major applications were approved	0% = 2,805sq m major retail permitted outside town	100% 2802sq m of major retail, leisure & office space permitted	No relevant major applications were approved during this	No relevant major applications were approved during this	No relevant major applications were approved during this

of all major development permitted. (TAN 4)*	sites outside town centres)			sq. m permitted	No major retail proposals within town centres.		during this AMR period	during this AMR period	centres.	within town centres	AMR period.	AMR period.	AMR period.
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.10 and GN.15	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.	No applications were permitted outside of GN.10 or GN.15.	No applications were permitted outside of GN.10 or GN.15.
Progress towards delivery of Retail allocations.	100% delivered by end of Plan period.	<p>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.</p> <p>RT/040/01 Fred Rees Site, Haverfordwest – application submitted & withdrawn in September 2019.</p> <p>RT/096/01 St Govan's Centre – no application submitted, existing retail site within the town centre</p> <p>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.</p> <p>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.</p> <p>RT/050/01 Kingsmoor foodstore allocation – Permission has lapsed.</p> <p>The Authority published a Regional Retail Study jointly with the Pembrokeshire Coast National Park Authority and Ceredigion County Council, which has provided updated evidence on the need to allocate for retail development at plan review.</p>											
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	Less than the target in the following centres: Fishguard Pembroke Narberth	Less than the target in the following centres: Fishguard Narberth Pembroke

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022 - 23	2023- 24
Percentage of ground floor vacant units in each Town Centre (within	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,	UK 13.2% (Source: Local Data Company	UK 12.5% (Source: Local Data Company,	UK 12.7% (Source: Local data Company,	UK 12.2% (source Local Data	UK 12.4% (source Local Data	UK 12.4% (source Local Data	UK 13.7% (source Local Data Company)	UK 14.1% (source Local Data	UK 13.8% (source Local Data	UK 16.9% (2 nd quarter 2022) (source – Welsh Retail

identified LDP boundary). ³			December 2013)	December 2014)	January 2016)	December 2016)	Company 2 nd Q 2017).	Company 2018)	Company Q2 2020)	Q4 2020	Company) Q1 2022	Company) Q4 2022	consortium)
			Haverfordwest 9%	Haverfordwest 17%	Haverfordwest 18%	Haverfordwest 25% (16%	Haverfordwest 17%	Haverfordwest 17%	Haverfordwest 21%	Haverfordwest 25%	Haverfordwest 25%	Haverfordwest 21%	Haverfordwest 25%
			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%	Pembroke Dock 19%	Pembroke Dock 19%
			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%	Milford Haven 30%	Milford Haven 21%
			Pembroke 9%	Pembroke 6%	Pembroke 7%	Pembroke 12%	Pembroke 10%	Pembroke 9%	Pembroke 15%	Pembroke 19%	Pembroke 19%	Pembroke 15%	Pembroke 20%
			Fishguard 10%	Fishguard 9%	Fishguard 16%	Fishguard 15%	Fishguard 20%	Fishguard 17%	Fishguard 19%	Fishguard 22%	Fishguard 22%	Fishguard 17%	Fishguard 17%
			Narberth 4%	Narberth 2%	Narberth 2%	Narberth 6%	Narberth 6%	Narberth 9%	Narberth 11%	Narberth 9%	Narberth 9%	Narberth 5%	Narberth 3%

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, which is 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 and A3 use classes. In the year 11 AMR period, no major town centre redevelopment proposals were approved by the Authority.

There was no net increase of retail floorspace permitted outside town centres not falling under policies GN.10 or GN.15.

Vacancy levels in 2023 were above those nationally in Haverfordwest, Pembroke Dock, Milford Haven and Pembroke. Narberth and Milford Marina vacancies remain below the national average. Vacancy relates to A1, A2 and A3 units only.

In terms of the primary retail frontages, a number of towns have less than 66% A1 retail uses in the primary retail frontage. The Authority is reconsidering the role and effectiveness of primary and secondary retail frontages as part of the LDP review.

Many Town Centres across the UK are currently struggling, reflecting wider social & economic changes. 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. Within each of these areas, significant work is underway in conjunction with this Programme.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022 - 23	2023- 24
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Strategic Objective : Developing quality visitor economy founded on a distinct sense of place & an outstanding natural & build environment (H)

³ All retail vacancy figures are taken from the PCC Retail Survey conducted November 2013, December 2014 & January 2016, March 2017, March 2018, March 2019 and March 2020, May and August 2021, September 2022 and November 2023.

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	SP 5 0	SP5 2
			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.16 0	GN16 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.17 0	GN17 1
			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	GN.18 0	GN18 0
			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	GN.19 0	GN19 2
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.													

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
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 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) completed autumn 2022, but results not expected to be available in time for this AMR.	Employment survey to cover period to 2021/22 (i.e. up to 31/03/22) completed autumn 2022, but the results not expected to be available in time for this AMR.	Employment survey to cover period to 2021/22 (i.e. up to 31/03/22) completed autumn 2022, but no current capacity to process the results.
Area of land permitted on non-allocated sites (Ha / sq.m).	10% of total employment land permitted.	50% below target.	Totals permitted on unallocated sites 2013/14: 173,550.00 sq. Unallocated = 0.075%	Totals permitted on unallocated sites 2014/15: 1,528,175.45 sq. Unallocated = 87.7%	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2015/16: 3.86Ha	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2016/17: 2.80Ha	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2017/18:	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2018/19:	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2019/20:	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2020/21:	Total area permitted for employment uses for unallocated, windfall sites under 0.5ha in 2021/22:	Total area permitted for employment uses for unallocated, windfall sites under 0.5ha in 2022/23	Total area permitted for employment uses for unallocated, windfall sites under 0.5ha in 2023/24

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
							2.08 Ha	2.02 Ha	2.66 Ha	2.36 Ha	2.89 Ha.	2.24 Ha	1.34 Ha
Progress towards delivery of strategic employment sites: a) Black bridge b) Pembrokehire 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.	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.	Science & Technology Park 10296 sq.m B1 office and a 204 sq.m storage building consented in this AMR period (22/0910/PA) 75% delivery target for 2021 activated, as that level of development has not been reached on this site.	Science and Technology Park 540 sq.m B2 workshop / storage building consented in this AMR period (23/0053/PA) 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	2022-23	2023- 24
											reached on this site.		
			<p>Withybush Business Park</p> <p>0 – no new consents in this AMR period</p>	<p>Withybush Business Park - Permission for 75 sq. m of A1 use, 400 sq. m B8 use</p>	<p>Withybush Business Park - Permission for 75 sq. m of A1 use, 400 sq. m of B8 storage use</p> <p>A non-employment proposal has also been granted pp.</p>	<p>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.</p>	<p>Withybush Business Park</p> <p>0 – no further consents since those granted in AMR year 4.</p>	<p>Withybush Business Park – permission granted for an additional 111.48sq m of B2 floor-space during AMR year 6 – application 17/0425/PA.</p>	<p>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).</p>	<p>Withybush Business Park</p> <p>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.</p>	<p>Withybush Business Park</p> <p>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.</p>	<p>Withybush Business Park</p> <p>During this AMR period, a variation of condition and two discharge of condition applications were determined relating to the food park proposal on the land north of Ysgol Caer Elen at Withybush, which is close to the strategic site (but not within it). 75% delivery target for 2021 activated, as that level of development has not been reached on the strategic site.</p>	<p>Withybush Business Park</p> <p>During this AMR period, a non-material amendment application and a variation of condition application were determined, relating to the food park proposal on land north of Ysgol Caer Elen at Withybush, which is close to the strategic site (but not within it). 75% delivery target for 2021 activated, as that level of development has not been reached on the strategic site.</p>

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
			Trecwn 0	Trecwn 0	Trecwn 0 - Permission granted for a wood-fuelled power station to generate energy from biomass, outside the allocated site area.	Trecwn 0 – No change. Earlier consents for diesel-fired peaking plant & wood- fuelled power station not started.	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger has been activated.	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger has been activated.	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger has been activated.	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger has been activated. 75% delivery target for 2021 also activated.	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger has been activated. 75% delivery target for 2021 also activated.	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger has been activated. 75% delivery target for 2021 also activated.	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger has been 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 Dale Road, Hubberston	66% delivered by 2021	Sites do not have planning permission by Plan Review (2017).	Haverfordwe st – Old Hakin Road 0	Haverfordwe st – Old Hakin Road 0	Haverfordwe st – Old Hakin Road 0	Haverford- west – Old Hakin Road 0	Haverfordwe st – Old Hakin Road 0	Haverfordwe st – Old Hakin Road 0	Haverfordwe st – Old Hakin Road 0	Haverfordwe st – Old Hakin Road 0 – trigger activated as 66% not delivered by 2021.	Haverfordwe st – Old Hakin Road 0 – trigger activated as 66% not delivered by 2021	Haverfordwe st – Old Hakin Road 0 – trigger activated as 66% not delivered by 2021	Haverfordwe st – Old Hakin Road 0 – trigger activated as 66% not delivered by 2021 (to note also that there has been further consenting relating to this site, but in the 2024/25 monitoring period)
			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 and 66% not delivered by 2021.	Johnston Arnold's Yard 0 – trigger activated as no planning permission and 66% not delivered by 2021	Johnston Arnold's Yard 0 – trigger activated as no planning permission and 66% not delivered by 2021	Johnston Arnold's Yard 0 – trigger activated as no planning permission and 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 and 66% not delivered by 2021.	Dale Road Hubberston 0 – trigger activated as no planning permission and 66% not delivered by 2021	Dale Road Hubberston 0 – trigger activated as no planning permission and 66% not delivered by 2021	Dale Road Hubberston 0 – trigger activated as no planning permission and 66% not delivered by 2021 (to note also that there has been some recent consenting on a small part of the site, but in the 2024/25 monitoring period)
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LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
(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 not yet finalised.	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 minerals is being prepared.	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 minerals is currently being prepared.	Trigger for further investigation activated for sand & gravel. See summary text for this Objective, below. The Deposit LDP 2, 2020, allocates two sites for sand and gravel quarries, but this Plan is not yet finalised and the Deposit stage of the Plan process is going to be repeated, based on a revised Plan. A Statement of Sub-Regional Collaboration for minerals for the West Wales sub-region is currently being prepared.	Trigger for further investigation for sand & gravel. See summary text for this Objective, below. The Deposit LDP 2, 2020, allocates two sites for sand and gravel quarries, but this Plan is not yet finalised and the Deposit stage of the Plan process is going to be repeated, based on a revised Plan – and the provisions regarding allocations and areas of search for sand and gravel may change for LDP 2, Deposit Plan 2. A Statement of Sub-Regional Collaboration for minerals for the West Wales sub-region is currently being prepared.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
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	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).	See summary text for this Objective in AMR 10 (2022/23)	See summary text for this Objective in AMR 11 (2023/24)

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 (updating the position to 31/03/22) has been undertaken but there is no capacity available to process the results currently and hence there is no Survey Report at present. However, some interim updates based on Development Management data have been included in this report.

There has been limited 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 and 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 (now PEDW). 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 were issued for an office building and for a storage building. In the AMR 10 period, there was a further consent for a B1 office and a storage building. In the AMR 11 period, consent was given for a workshop and storage building. This site is also within the Haven Waterway Enterprise Zone.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
<p>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). During the AMR 10 and 11 periods, further applications relating to the food park proposal have been consented.</p> <p>At Trecwn, buildings and infrastructure relating to earlier military uses remain. No new planning permissions have been granted during the AMR 11 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. There are emerging proposals, currently at pre-planning stage, for a Green Energy Hub at Trecwn. The proposal is likely to be taken forward in the future as a Development of National Significance (DNS) application to Planning and Environment Decisions Wales (PEDW).</p> <p>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.</p> <p>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.</p> <p>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. Further consenting has taken place during the 2024/25 monitoring period, which will be reported in the next AMR.</p> <p>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.</p> <p>The mixed-use site at Dale Road, Hubberston, Milford Haven, remains undeveloped & there have been no employment or housing 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. There has been consenting on this site during the 2024/25 monitoring period, which will be reported in the next AMR.</p> <p>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). Further proposals are emerging on some of the major energy sites adjacent to / close to the Milford Haven Waterway and various screening and scoping opinions have been issued in relation to some of these. Certain major infrastructure proposals in the same general area are deemed to be permitted development.</p> <p>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, published for consultation purposes in 2020, makes two new allocations for sand and gravel quarries in the Council's planning area. However, the Deposit stage of LDP 2 is going to be repeated, based on a revised Plan, later in 2024 and the provisions in terms of allocations and areas of search may change. Any new allocation(s) for sand and gravel included in the second Deposit Plan will subsequently be tested through LDP examination processes. Work has also continued during AMR year 11 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. Several planning applications relating to minerals were approved during the AMR year 11 monitoring period:</p> <p>21/1298/PA – Blaencilgoed Quarry, Ludchurch – variation of condition 64 of planning permissions 98/0004/MN, 98/0005/MN and 98/0006/MN – conditionally approved 17/01/24</p> <p>22/0568/PA – Quarry at Tangiers Farm, Haverfordwest – variation of condition 41 (restoration details and planting scheme) for planning permission 13/0247/MN (extension to quarry) to allow for revised restoration details – conditionally approved 25/05/23</p> <p>23/0215/PA – Penlan Farm Quarry, Bethesda (Gelli) – removal of condition 1 of planning application 14/0128/MN – conditionally approved 12/09/23</p> <p>23/0359/MN – Rushacre Quarry, Redstone Road, Narberth – extension to existing quarry – conditionally approved 09/02/24</p>													

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
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 11 indicates that no applications have been approved contrary to the provisions of GN.22.													
LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
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.	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)	367 (2022-23)	283 (2023-24)
(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.				1466 units built since Plan adoption to 2024 were on allocated sites out of 4117 total completions (36%). Allocated sites are being re-assessed through Plan review.		

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
Progress towards delivery on the following housing sites: a) Slade Lane South, Haverfordwest b) Slade Lane North, Haverfordwest	All sites should deliver identified units anticipated in	Development not commenced by the following dates:	Slade Lane South Planning permission in place (outline) for	Slade Lane South Permission still in place.	Slade Lane South Permission still in place.	Slade Lane South Permission still in place.	Slade Lane South Permission still in place. A variation of condition	Slade Lane South A Reserved Matters Application 18/1040/PA for 115	Slade Lane South As reported last year, a Reserved Matters	Slade Lane South In AMR year 8 there was one cancelled	Slade Lane South During AMR year 9 further consideration was given to	Slade Lane South AMR year 10 did not see any change in terms of	Slade Lane South AMR year 11 did not see any change in terms of

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
c) Maesgwynne, Fishguard d) Shoals Hook Lane	the Plan by 2021	a) Slade Lane South, Haverfordwest – 2017 b) Slade Lane North, Haverfordwest – 2020 c) Maesgwynne, Fishguard – March 2017 d) Shoals Hook Lane – March 2017.	729 residential properties, a Superstore & Petrol Filling Station.			approved on 23/01/17 to extend the time for the submission of reserved matters on residential site.	application was conditionally approved on 13/10/17.	dwelling was approved on 24.07.19	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).	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 undetermined – at August 2021). Onsite infrastructure works have now started but not the construction	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.	applications received or determined. However, the whole site has now been sold by Conygar to Welsh Government (the part of the site which was consented for the superstore and petrol filling station) and to Pobl (the remainder). It is understood that Pobl are intending to progress the phase 1 proposal, which already has a reserved matters consent for 115 dwellings, on the basis of the existing consents. The focus on other elements of the site (those owned by Welsh Government and Pobl) is also	applications received or determined. The site is now primarily owned by Welsh Government and Pobl housing association. Pobl are progressing towards implementation of the phase 1 proposal, which already has a reserved matters consent for 115 dwellings and a couple of non-material amendments to that consent were consented early in the year 12 monitoring period. Pobl are also actively working up proposals for delivery of phase 2 of the proposal. Welsh Government is co-ordinating the

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
										of the 115 dwellings in phase 1.		understood to relate to housing provision. A further update will be provided in the next AMR, by which time further information is likely to be to hand.	preparation of a masterplan for the Slade Lane South and North sites, including residential and non-residential elements, although this work is currently at an early stage.
			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	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.	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 Hill West Ltd.	Slade Lane North AMR year 10 did not see any change in terms of applications received or determined. However, the whole site has now been sold by Conygar to Welsh Government, excepting the part separately owned by Hill West Ltd. It is understood that Welsh Government intends to bring their acquired land forward for housing	Slade Lane North During AMR year 11, planning application 23/0130/PA was conditionally approved – this varied a condition on an earlier consent on the part of the site being developed by Hillwest Ltd. Welsh Government is now the main landowner of the Slade Lane North site and is co-ordinating the preparation of a

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
									of the site, including 18/1265/DC, determined in AMR year 7.	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.		development at a future date. A further update will be provided in the next AMR, by which time further information is likely to be to hand.	Masterplan for the Slade Lane South and North sites, including residential and non-residential elements, although this work is currently at an early stage.
			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	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.	Maesgwynne Planning application 21/0888/PA, on the part of the site adjacent to Clos-y-Bigney (also described as land north of Maesgwyn Road), was conditionally approved on 22/03/23. This proposal is for a 100% affordable housing development comprising 50 affordable homes, which is being taken forward by the Wales and West Housing Association.	Maesgwynne Various variation of condition applications relating to 21/0888/PA, which relates to the part of the site adjacent to Clos-y-Bigney, were approved in the AMR year 11 monitoring period. A non-material amendment to the same application was also approved in the year 11 monitoring period. Further non-material amendments have subsequently

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
									have been received in AMR year 7 relating to the remainder of the site.			Various Discharge of Condition applications and also a Non Material Amendment application have subsequently been received and await determination.	been approved in the year 12 monitoring period.
			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.	Shoals Hook Lane No permission.	Shoals Hook Lane No permission

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
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 in the Affordable Housing SPG & may conduct additional viability testing & modify the	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability Index June 2014).	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability Index June 2015).	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability Index Sept 2016).	Base Price September - December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability index December 2016).	Base Price September - December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability index December 2016).	Base Price September – December 2012 was £155,000. The evidence gathered for monitoring between 1 st April 2016 & 31 st December 2017 does not conclusively indicate that there has been a sufficient change in Housing Market Indicators to	Base Price September – December 2012 was £155,000. The evidence gathered for monitoring between 1 st April 2016 & 31 st December 2017 does not conclusively indicate that there has been a sufficient change in Housing Market Indicators to	A further review of the Affordability Index is now underway, although the results will not be available in time for inclusion in this AMR (year 8).	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: https://www.pembrokeshire.gov.uk/adopted-local-development-plan/implementation-and-monitoring (Scroll down to the further	The most up to date version of the Affordability Index is that reported in the year 9 AMR. This covers the period to 31 st March 2021.	The most up to date version of the Affordability Index is that reported in the year 9 AMR. This covers the period to 31 st March 2021.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
		targets established in GN.27 & GN.28						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.	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.		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	340(2020-2021 Housing survey)	338(2021-2022 Housing survey)	367 (2022-2023 Housing Survey)	283 (2023 – 24 Housing Survey)

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023- 24
									desk-top analysis)				
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.	85 (includes 2 rural enterprise dwelling, & 74 RSL sites.	20 (includes 2 rural enterprise dwelling & 12 RSL sites).
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.	66 with financial contributions of £114,468.75 on S.106 Agreements signed in the last financial year.	6 with financial contributions of £345,950.00
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	0	0
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	50 affordable homes permitted.	12 affordable homes permitted

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Number of rural workers dwellings granted planning permission	40 by 2021	50% of target.	3	5	4	1	2	2	8	1	1	2	2
Indication of general level of Affordable Housing Need.	No significant increases annually.	Level of need varies by over 10% in	1,641 Affordable Homes	1,641 Affordable Homes	1,641 Affordable Homes	1,641 Affordable Homes	1,641 Affordable Homes	1,641 Affordable Homes	1,641 Affordable Homes	Updated Local Housing	Updated Local Housing	Updated Local Housing	Updated Local Housing

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
		comparison with 2012 level as measured by the Common Housing Register.	required each year	required each year	required each year	required each year	required each year	required each year	required each year	Market Assessment produced by HDH Planning & Development July 2021 463 for PCC & 564 for Pembrokeshire including PCNPA.	Market Assessment produced by HDH Planning & Development July 2021 463 for PCC & 564 for Pembrokeshire including PCNPA.	Market Assessment produced by HDH Planning & Development July 2021 463 for PCC & 564 for Pembrokeshire including PCNPA.	Market Assessment produced by HDH Planning & Development July 2021 463 for PCC & 564 for Pembrokeshire including PCNPA. Results of 2023 LHMA not yet finalised.
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 built 2013-2014, out of a total of 459 built (15.9%).	265 gained planning permission out of a total of 1,210 new houses permitted (21.9%). 117 affordable units built 2014-2015 out of a total of 588 built (19.8%).	119 gained planning permission out of a total of 922 houses permitted (12.9%). 131 affordable units built 2015-2016 out of a total of 405 built (32%).	190 gained planning permission out of a total of 691 houses permitted (27.5%). 90 affordable units built 2016-2017 out of a total of 365 built (25%).	133 gained planning permission out of a total of 608 houses permitted (21.9%). 48 affordable units built 2017-2018 out of a total of 286 built (17%).	170 gained planning permission out of a total of 564 houses permitted (30.1%). 141 affordable units built 2018-2019 out of a total of 419 built (34%).	62 gained planning permission out of a total of 200 houses permitted (31%). 77 affordable units built 2019-2020 out of a total of 267 built (29%)	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 total of 340 built (30%).	29 affordable homes gained planning permission out of a total of 164 which is 18% 100 affordable units built 2021-2022 out of a total of 338 built (29.5%)	85 affordable homes gained planning permission out of a total of 173 which is 49% 85 affordable units built 2022-2023 out of a total of 367 built (23.2%)	20 affordable homes gained planning permission out of a total of 110 which is 18.2% 120 affordable homes built 2023-24 out of a total of 283 built (42.4%)
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)	31% of housing proposal provided Affordable Housing contributions (9 / 29 apps where AH contributions could have been sought)	68% of housing proposal provided Affordable Housing contribution (19 / 28 apps where AH contributions could have been sought)
LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
(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 ⁴	Hub Towns 27 dph	Hub Towns N/A - No planning permissions were granted on residential allocations in Hub Towns
			Rural Settlements 27 dph	Rural Settlements 24 dph	Rural Settlements 26 dph	Rural Settlements 22 dph	Rural Settlements 24 dph	Rural Settlements 40 ⁵	Rural Settlements 24 dph	Rural Settlements N/A	Rural Settlements 23.23 dph	Rural Settlements 19 dph	Rural Settlements 25.4 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	Hub Towns 25.92 dph Rural Settlements 3 dph ⁶	Hub Towns 27dph Rural Settlements 19 dph	Hub Towns 43 dph Rural Settlements 18 dph
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.	57 pitches & 1 travelling show person's yard permitted since GTAA 2010.	68 pitches & 2 travelling show person's yard since GTAA 2010.
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.	No change	No change

⁴ There were no new applications on housing allocations under GN 27 during the year.

⁵ This relates to a single application 12/0446/PA at the village of Croesgoch.

⁶ 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	2022-23	2023-24
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 2023). The level of need within the 2019 draft is reduced, in-line with longer term trends.					<p>2023/24 update – GTAA 2019 was submitted to Welsh Government in 2019 and updated in response to WG feedback in 2020 and 2024. It was approved by WG in May 2024, just outside the 2023/24 monitoring period.</p> <p>The Gypsy Traveller Accommodation Assessment (GTAA) 2019 identified an immediate need for 9 new residential pitches to accommodate Gypsies and Travellers by the end of 2024. The GTAA 2019 estimates a need for a further 30 pitches from 2025 to 2033, totalling a requirement of 39 pitches by 2033.</p> <p>Since the GTAA was prepared in 2019, planning permission has been granted for 14 Gypsy and Traveller pitches (January 2024) and the immediate need has been met. The GTAA concluded there is no requirement for a specific site for Travelling Showpeople or a transit site.</p> <p>In accordance with the Housing (Wales) Act 2014, the Council will undertake a new GTAA every five years, with work on a new GTAA expected to commence in autumn 2024 and be concluded in early 2027.</p>			
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 showperson s' yard permitted	GTAA 2015 identified a need for 32 pitches plus 2 travelling show-peoples' yards. A total of 33 pitches & 1 travelling showperson s' 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.	The GTAA 2019, which is awaiting approval from Welsh Government, identified an immediate need for 11 pitches by the end of 2024. Planning permission has since been granted for 6 pitches, with an immediate outstanding need for 5 pitches by the end of 2024.	The GTAA 2019 was amended in 2020 and again in 2024, in response to Welsh Government feedback. The final version, approved by WG in May 2024, identified an immediate need for 9 new residential pitches by the end of 2024. The longer term need, in addition to that, is for 30 new residential

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
													pitches in the period 2025-2033. As noted above, the immediate need has been met.
Number of applications approved contrary to the protective aim of Policy GN.33 (Community Facilities)	0	3 over 3 years.	0	0	2 (14/1103/PA, 15/0132/PA)	0	0	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.

283 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 2023-24 was below the historic pre-Covid average. In total 4117 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 (42%) and 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 has been granted 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 was 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 conditionally approved on 26/07/19. An application to modify the section 106 legal agreements relating to this site was formally discharged on 07/03/22 (in AMR year 9). As recorded above, the Slade Lane South site has now been sold by Conygar to Welsh Government and to Pobl Housing Association. The Slade Lane North site has also been sold by Conygar, in this case solely to Welsh Government, excepting the Hill West Ltd land, which remains in separate ownership. Welsh Government has commenced preparation of a comprehensive Masterplan for the development of the Slade Lane South and Slade Lane North sites, although this is currently at a fairly early stage. No planning applications have been received on the Shoals Hook Lane site in Haverfordwest.

In Fishguard, much of the Maesgwynne site has extant planning permission. 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 legal agreement was signed on 4th August 2016. An application for a 50 dwelling, 100% affordable housing, development on the part of the site adjacent to Clos-y-Bigney (also referred to as land north of Maesgwyn Road) was conditionally approved on 22/03/23 and is being taken forward by the Wales and West Housing Association. That later application attracted Variation of Conditions and Non-Material Amendment applications during the AMR year 11 period.

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.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
<p>From those residential developments on which PCC was able to seek contributions towards affordable housing it did so on 68% (19 out of 28 planning applications). PCC was not able to seek contributions towards affordable housing on a total of 9 applications that were mostly conversions or change of use applications. In total 20 Affordable Homes gained planning permission and 6 affordable homes were negotiated through section 106 legal agreement with financial contributions of just over £345,950.00 signed in the last financial year.</p> <p>PCC continues to monitor the number of permissions given on exception sites. with 0 affordable homes gaining permission on exception sites during the AMR11 period.</p> <p>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 has informed the Plan Review. A further updated LHMA for 2023 awaits completion.</p> <p>In relation to density, figures are still within the parameters of acceptance so no further investigation is needed.</p> <p>Community Facilities</p> <p>Various planning applications were approved in AMR year 11 relating to buildings with a previous or current use as a Community Facility. In most cases, the Community Facility had already been lost and the proposal was seeking the re-use of the building following a period of non-use. In one case, the Community Facility will close when the proposal goes ahead. The types of facility lost include former shops, churches, libraries and banks. There are further applications where conversion of the upper floors of a building are proposed, but a ground floor Community Facility is to be retained. There are also a few cases where one Community Facility will replace another and where a differing use class has necessitated a planning application. For monitoring purposes the total of lost facilities is taken to be the first mentioned only and totals six. In three of these cases, the GN.33 issue was considered and the circumstances were such that no breach of the policy was found. In the remaining three cases, the GN.33 issue was not mentioned, but the Community Facility use had ceased a considerable time ago – and in one of these cases a replacement facility had been provided on a different site. Hence for monitoring purposes, a zero applications conclusion has been reached. There is further commentary on community facilities elsewhere in this report, as various new and enhanced facilities have been proposed recently.</p> <p><u>Gypsy and Traveller Pitch Provision</u></p> <p>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 68 gypsy and traveller pitches, including consent for 12 pitches providing an extension to the council site at Kingsmoor, Kilgetty (ref: 17/0790/PA), plus 2 x travelling show people's yards (which include elements of accommodation). In terms of the LDP, current allocations and policies are enabling both private and allocated sites to gain permission and on this basis no further investigation is required at present. An updated GTAA was submitted to WG in Autumn 2019, was amended in response to Welsh Government feedback in 2020 and 2024 and was approved by WG in May 2024. The figures in the approved 2019 GTAA set out the immediate need (which has been numerically met and indeed slightly exceeded) and the longer-term need between 2025 and 2033, a modest proportion of which has been met so far. LDP 2 will make further provision for gypsy and traveller accommodation, for delivery during the period to 2033. In recent years there has also been delivery of new pitches on private sites, which it is anticipated will continue to happen alongside the new provisions made on the Council-owned sites. Work on a new GTAA will commence in autumn 2024 and is expected to be completed by early 2027.</p>													

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
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 ⁷	0	2
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%	90%	48.4% (including exception sites) 87.2% (excluding exception sites).
Number of permissions approved contrary to Policy SP16 (The Countryside).	0	More than 4 in 4 years.	0	0	0	0	4 (All determined by appeal)	0	0	0	0	0	8
(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	29.86ha of which 1.58ha is for windfall development in settlement boundaries	51.57ha ⁸
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 ⁹	28.28ha	32ha ¹⁰
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	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	0	2

⁷ 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.

⁸ One Planet Developments summed to 2.04ha, Solar Park 11.3ha, Agricultural building 0.85ha, Tourism 6ha.

⁹ 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,

¹⁰ 4.9ha developed for agricultural nutrient storage to comply with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021

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 ¹¹	0	2	0	0
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LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
(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%)	138.3 ha (79%)	59.34ha (81.2%)
(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 permissions relate to earlier consents	9.48 ha	2.47 ha, but noting that in two cases the new permissions relate to an earlier consent
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.	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.	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):

48.4% of permissions granted for housing were within settlement boundaries, This figure rose to 87.2% excluding exception sites. below the target of 98%, . 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 51.57ha. The proposals relate to renewable energy developments, slurry stores and agricultural buildings, along with some equestrian and sporting facilities, one planet development and tourism proposals The Authority will continue to monitor this area.

¹¹ 14/0158/PA Milford Haven Marina

With regard to GN.37 (biodiversity enhancement), two permissions were granted in the year 11 AMR period for development proposals which should have included biodiversity enhancement but did not. In each case, a condition was used to require the provision of biodiversity enhancement measures to be included in the proposals.

No permissions were granted contrary to Policy GN.38 during the 2023/24 AMR period. To note, 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. The wording of the policy on this topic is being reconsidered in conjunction with preparation of LDP 2.

The new waste management capacity permitted between 01/04/23 and 31/03/24 was 2.47 ha on 4 sites:

22/0689/PA – Land to the west of Greenacres Skip Hire, Dwrbach, Fishguard – extension to existing recycling building – conditionally approved 03/05/23

22/0569/PA – Quarry at Tangiers Farm, Haverfordwest – variation / removal of condition 2 of planning permission 18/0667/PA (operation of a Construction and Demolition Recycling Facility within the Quarry) – conditionally approved 02/06/23

23/0608/PA – Land off Amoco Road, Milford Haven – reserved matters application (scale and appearance) for phase 4 (publicly accessible waste and recycling centre) – proposed Pembrokeshire County Council eco-park – conditionally approved 14/12/23

22/1195/PA – Gilfach Quarry, Efailwen – removal of an element of secondary waste from the site – conditionally approved 13 02 24

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 (DPM) 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



	LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
A	Year	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	2032-33	2033
B	Remaining Years	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

C	Total Housing Provision	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300	7300
D	Total LDP Housing Requirement	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700	5700
E	Actual Completions Large	288	314	410	224	280	231	299	226	286	261	283	232										
F	Actual Completions Small	109	145	178	181	85	55	120	41	54	77	84	51										
G	Anticipated Allocated Site Completions													116	154	246	285	245	150	152	112	91	57
H	Anticipated Landbank Completions													139	157	133	74	41	23	27	2	2	2
I	Anticipated Completions Large Windfall*													0	0	40	40	40	40	40	40	40	40
J	Anticipated Completions Small Windfall*													66	66	66	66	66	66	66	66	66	66
K	Total Completions	397	459	588	405	365	286	419	267	340	338	367	283	321	377	485	465	392	279	285	220	199	165
L	Average Annual Requirement (AAR)	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572
M	Total Projected Cumulative Completions	397	856	1444	1849	2214	2500	2919	3186	3526	3864	4231	4514	4835	5212	5697	6162	6554	6833	7118	7338	7537	7702

LDP Allocations

Time lag to construction start				Phasing of Development (2023 to end of 2033)																		
Settle ment Tier	LDP Allocation/ Monitoring Reference	Site Name	Settlement	Total Site Capa city	Units compl eted to date	Remai ning Units to be deliver ed in Plan period	Time period for pre- applicatio n discussio ns / PAC consultati on	Time period for submissi on of planning applicati on and determin ation	Time period for the discharge of relevant conditions to enable site constructio n	Number of units complet e since last study	Number of units under constru ction	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033	Units beyo nd the plan perio d
Hub Town	HSG/040/00273	Slade Lane North	Haverfordwe st	459	18	0	2025	2027	2028	0	0											441
							Phase 1 (115units) pre-construction complete															
							Phase 2 (105units)	2024/202 5	2025													
Hub Town	HSG/040/00274	Slade Lane South	Haverfordwe st	512	0	330	Phase 3 2025	2027	2028	0	2	27	65	23	50	53	10	30	30	30	12	182
Hub Town	HSG/040/00275	Between Shoals Hook Lane and the (A40) bypass	Haverfordwe st	150	0	0	N/A	N/A	N/A	0	0											150
							Site majority (81units) pre- construction complete															
Hub Town	HSG/086/00129	Beaconing Fields, Steynton	Milford Haven	95	51	44	2025	2026	2027	0	24	24	6	5	5	4						
Hub Town	HSG/086/00222	Land SW of The Meadows	Milford Haven	93	0	93	2025	2026	2026	0	0			10	20	20	20	23				
Hub Town	HSG/086/00095	West of Silverstream, Hubberston	Milford Haven	50	0	0	N/A	N/A	N/A	0	0											50
Hub Town	HSG/086/00223	Thornton Road, Steynton	Milford Haven	224	117	0	N/A	N/A	N/A	10	0											107
Hub Town	HSG/086/00318	Castle Pill	Milford Haven	72	0	0	N/A	N/A	N/A	0	0											72

Hub Town	HSG/096/00238	North of Pembroke Road	Pembroke Dock	98	0	38	2025	2026	2026	0	0			8	8	8	8	6				60
Hub Town	HSG/096/00233	East of Hill Farm, Imble Lane	Pembroke Dock	63	0	0				0	0											63
Hub Town	HSG/095/00144	North of Gibbas Way	Pembroke	70	0	43	Completed 2023	2025	2025	0	0			5	6	6	6	5	5	5	5	27
Hub Town	HSG/095/00147	Land adjacent to Long Mains and Monkton Priory	Pembroke	238	30	70	Complete	Complete	2026	0	0				10	15	15	15	15			138
Hub Town	HSG/095/00153	Adjacent to Monkton Swifts	Pembroke	118	0	38	2025	2025	2026	0	0			18	20							80
Hub Town	HSG/034/00215	Maesgwynne Farm	Fishguard	399	28	214	Parc Lokdudi, Parc Y Chwarel & Maesgwynne Farm pre-construction complete															
							2025	2025	2026	14	36	36	1	2	25	25	25	25	25	25	25	157
Hub Town	HSG/093/00066	East of Poppy Drive	Neyland	101	0	101	2024	2024	2025	0	0		10	22	20	20	20	11				
Rural Town	HSG/088/00078	West of Bloomfield Gardens	Narberth	89	0	89	Complete	Submitted 2024	2025	0	0			50	30	11						
Rural Town	HSG/088/00077	West of Rushacre	Narberth	54	0	27	Pre-Construction Complete			0	0			7	10	10						27
Service Centre	HSG/030/00043	Between the school and station road	Crymych	56	21	35	Pre-Construction Complete			21	20	20	15									
Service Centre	HSG/030/LDP/01	East of Waunaeron	Crymych	35	0	28	2027	2028	2028	0	0						8	10	10			7
Service Centre	HSG/048/00038	North of Hayston View	Johnston	130	14	50	2025	2026	2026	0	0			15	15	15	5					66
Service Centre	HSG/050/00042	Extension to James Park and Cotswold Gardens	Kilgetty	75	55	0	N/A	N/A	N/A	0	0											20
Service Centre	HSG/050/00043	Land to the rear of Newton Hall	Kilgetty	19	0	19	Pre-Construction Complete			0	0		9	10								

Service Centre	HSG/052/00011	South of Cleggars Park	Lamphey	55	0	55	Complete	Complete 2024	2024	0	0		15	15	15	10						
Service Centre	HSG/053/00009	Court Meadow (Phase 2&3)	Letterston	97	3	24	Phase 2 Pre-Construction Complete			3	0		6	6	6	6						70
							N/A	N/A	N/A													
Service Village	HSG/003/00024 (003/00040)	North of New Road	Begelly	70	0	35	Pre-Construction Complete			0	0							5	10	10	10	35
Service Village	HSG/006/00003	Adjacent to Hafod	Blaenffos	10	0	8	2025	2025	2025	0	0			3	3	2						2
Service Village	HSG/008/LDP/01	Northwest of Lyndhurst Avenue	Broadmoor	12	0	0	N/A	N/A	N/A	0	0											12
Service Village	HSG/015/00022 (015/00033)	South of the Plough Inn (South of Ashleigh House)	Carew/ Sageston	31	0	10	Complete (10units) 2024	Complete (10units) 2024	2025	0	0			2	5	3						21
							N/A	N/A	N/A													
Service Village	HSG/022/00012	West of Ash Grove	Clarbeston Road	21	12	0	N/A	N/A	N/A	0	0											9
Service Village	HSG/152/LDP/01	Clunderwen depot site	Clunderwen	28	0	0	N/A	N/A	N/A	0	0											28
Service Village	HSG/025/00028	South of Tinker's Fold	Cosheston	6	2	4	Pre-Construction Complete			2	2	2	2									
Service Village	028/00012	North of the Forge	Croesgoch	22	0	22	Pre-Construction Complete			0	0			6	8	8						
Service Village	HSG/029/00014	Opposite Woodholm Close	Crundale	13	0	0	N/A	N/A	N/A	0	0											13
Service Village	HSG/041/LDP/01	Land opposite Barrowgate	Hayscastle Cross	6	0	0	N/A	N/A	N/A	0	0											6
Service Village	HSG/046/00015	Bowett Close	Hundleton	29	24	5	Pre-Construction Complete			0	0		5									
Service Village	HSG/047/LDP/01	Rear of Beggars Roost & Sunny Side	Jeffreyston	14	0	0	N/A	N/A	N/A	0	0											14
Service Village	HSG/057/LDP/01	North of the Village Hall	Llanddewi Velfrey	12	0	0	N/A	N/A	N/A	0	0											12
Service Village	HSG/060/LDP/01	Pwll Quarry Cross	Llandissilio	25	0	0	N/A	N/A	N/A	0	0											25
Service Village	HSG/063/LDP2/1	North of The Kilns	Llangwm	75	0	66	2024	2024/25	2025	0	0		10	15	15	15	15	5				9

Service Village	HSG/081/LDP/01	North west of the Globe inn	Maenclochog	58	11	24	2026	2027	2025	0	0		4	5					5	5	5	23
Service Village	HSG/085/LDP/01	South of the Woodturner's	Mathry	6	0	0	N/A	N/A	N/A	0	0											6
Service Village	HSG/097/LDP/02	Penally Heights	Penally	11	3	0	N/A	N/A	N/A	0	0											8
Service Village	HSG/099/LDP/01	Land adjacent to Coppins Lodge	Pentlepoir	51	38	0	N/A	N/A	N/A	0	0											13
Service Village	HSG/108/LDP/01	Opposite Bro Dewi	Puncheston	6	0	0	N/A	N/A	N/A	0	0											6
Service Village	HSG/108/LDP/02	West of Awelfa	Puncheston	12	0	0	N/A	N/A	N/A	0	0											12
Service Village	HSG/113/LDP/01	South of Robeston Court	Robeston Wathen	14	0	5	Complete (2units) 2024		2025				2	3								9
							2025	2025	2026	0	0											
Service Village	HSG/114/LDP/01	East of Pilgrim's Way	Roch	52	0	52	Complete	Complete 2024	2025	0	0			6	8	8	8	8	8	8	6	
Service Village	HSG/116/LDP/01	Opposite The Glades	Rosemarket	13	0	0	N/A	N/A	N/A	0	0											13
Service Village	HSG/119/LDP/01	East of Hill Lane	Simpson Cross	15	0	15	Pre-Construction Complete			0	7	7	4	4								
Service Village	HSG/120/00018	NW of Wesley Way	Spittal	22	0	10	2025	2026	2026	0	0			2	2	2	2	2				12
Service Village	HSG/122/00035	Awel y Mor extension	St Dogmaels	16	0	8	Complete 2024	Submitted 2024	2025	0	0									8		8
Service Village	HSG/123/LDP/01	North of Parsons Green	St Florence	26	7	19	2025	2025	2026	0	0			4	4	4	4	3				
Service Village	HSG/135/00004	North of (old) Bulford Road	Tiers Cross	23	0	0	N/A	N/A	N/A	0	0											23
Service Village	HSG/149/LDP/01	Opposite Haul y Bryn	Wolfscastle	30	0	14	2027	2028	2028	0							4	4	4	2		16
Totals						1595				50	91	116	154	246	285	245	150	152	112	91	57	2052

Sites with Planning Permission

Settlement Tier	Development Monitoring Reference	Site Name	Settlement	Total Units	Number of units completed to date	Number of units completed since last study	Units to be delivered in Plan period	Number of units under construction	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033	Units beyond plan period
Hub Town	040/00397	141, Portfield	Haverfordwest	21	3	3	18	8	8	10									
Hub Town	040/00077	Kensington Gardens	Haverfordwest	133	83	0	5	3	3	2									44
Hub Town	040/00373	Calvary Church	Haverfordwest	8	0	0	8	0		4	4								
Hub Town	040/00430	Snooker Club	Haverfordwest	16	0	0	0	0											16
Hub Town	040/00106	Brooklands Park	Haverfordwest	21	3	0	18	4	4	5	5	4							
Hub Town	040/00445	7, Dew Street	Haverfordwest	5	0	0	5	0		5									
Hub Town	040/00456	Pink Cat Shop, 24 High Street	Haverfordwest	6	0	0	6	0		6									
Hub Town	086/00377	Land at Milford Marina	Milford Haven	45	0	0	45	0				10	10	10	15				145
Hub Town	086/00378	132 Robert Street	Milford Haven	8	0	0	8	0		4	4								
Hub Town	086/00381	72-78 Charles Street	Milford Haven	15	0	0	15	0		7	8								
Hub Town	086/00282	Woodlands View	Milford Haven	7	3	0	4	4	4										
Hub Town	086/00399	16, Hamilton Terrace	Milford Haven	5	0	0	5	0		5									
Hub Town	096/00274	Land N of Cleddau Bridge Hotel	Pembroke Dock	5	0	0	3	1		1	1	1							2
Hub Town	096/00375	Land N of Cleddau Bridge Hotel	Pembroke Dock	14	0	0	7	0			2	3	2						7
Hub Town	096/00230	Hampshire Drive	Pembroke Dock	17	9	3	8	0		4	4								
Hub Town	096/00413	Stranraer Road, Pennar	Pembroke Dock	7	0	0	7	3	3		4								
Hub Town	095/00180	Green Haven, Monkton	Pembroke	30	7	0	11	0		3	3	3	2						12
Hub Town	095/00240	Springfield	Pembroke	5	3	0	2	0		1	1								
Hub Town	095/00119	Land to the rear of 100, South Road	Pembroke	5	0	0	0	0											5
Hub Town	095/00238	27, Main Street	Pembroke	5	0	0	5	0		5									

Hub Town	034F/00348	Former Ship & Anchor	Fishguard	12	0	0	12	0		6	6								
Hub Town	034/00099	Delfryn, Heol Penlan, Stop & Call	Goodwick	9	0	0	5	0		3	2								4
Hub Town	034/00292	Main Street	Goodwick	26	0	0	26	0		5	11	10							
Hub Town	034G/00350	Former Garden Centre, Dyffryn	Goodwick	6	0	0	6	6	6										
Hub Town	034/00257	The Old Frenchmans Motel	Goodwick	10	0	0	0	10											10
Rural Town	088/00360	Old Narberth CP School	Narberth	11	5	2	6	6	6										
Rural Town	088/00352	Eastgate House, Jesse Road	Narberth	7	0	0	0	0											7
Service Centre	030/00019	Crug yr Efydd	Crymych	27	22	2	5	0		2	3								
Service Centre	048/00017	Pond Bridge Farm	Johnston	123	80	11	43	4	15	15	13								
Service Centre	053/00034	Parc Maen Hir	Letterston	26	0	0	26	0		13	13								
Service Centre	053/00052	Former Go Cart Track	Letterston	23	3	2	20	0	2	2	2	2	2	2	2	2	2	2	
Service Village	001/00008	Penrhiw	Abercych	16	0	0	0	0											16
Service Village	007/00047	Old Station Yard	Boncath	30	0	0	20	0		7	7	6							10
Service Village	015/00022	Sageston Fields	Carew/Sageston	44	35	4	9	0	4	5									
Service Village	015/00033	West of Ashleigh House	Carew/Sageston	3	0	0	3	0			3								
Service Village	029/00013	Dingle Lane	Crundale	40	39	0	1	0		1									
Service Village	029/00026	Woodholm Farm	Crundale	5	0	0	3	1						1	2				2
Service Village	042/00013	North of Cartref	Hermon	15	0	0	8	0		2	3	3							7
Service Village	044/00050	Leven Close	Hook	13	12	0	1	0		1									
Service Village	044/00063	Cyfin Barn Farm	Hook	11	7	0	4	1	2	2									
Service Village	044/00015	Harcourt Close	Hook	40	20	8	20	2	7	7	6								

Service Village	081/00043	Maes Roslyn	Maenclochog	6	0	0	6	0	3	3								
Service Village	085/00022	Parc Yr Odyn	Mathry	7	2	0	5	2	2	3								
Service Village	099/00064	Evening Star Farm	Pentlepoir	20	0	0	20	0			7	8	7					
Service Village	099/00033	Laubobange, Hill Lane	Pentlepoir	7	2	0	5	0		3								
Service Village	119/00030	Pembrokeshire Motor Museum	Simpson Cross	26	0	0	13	1		4	4	5						13
Service Village	119/LDP/01	East of Hill Lane	Simpson Cross	5	0	0	5	5	5									
Service Village	122/00035	Awel y Mor extension	St Dogmaels	20	0	0	20	0			4	8	8					
Service Village	123/00045	Ash Grove Gardens	St Florence	11	10	4	1	1	1									
Service Village	131/00021	Land adj Blaenffynnon Farm	Tegryn	30	4	0	13	1		2	5	6						13
Large Local Village	011/00011	Hawn Lake	Burton	13	12	0	1	0		1								
Large Local Village	035/00021	Poplar Meadow	Freystrop	7	6	0	1	1	1									
Small Local Village	110/00015	Maes Elwyn John	Reynalton	7	6	1	1	0	1									
Small Local Village	125/00009	St Twynnels Farm	St Twynnels	5	0	0	2	2	2									3
Small Local Village	000/01202	Bluebell Lane	Wolfsdale	7	4	1	3	0	1	1	1							
Countryside	096/00373	Adjacent to the Cricket Club	Adjacent to Pembroke Dock	100	60	60	40	40	40									
Countryside	088/00074	Dingle Farm	Adjacent to Narberth	33	0	0	16	0					5	5	6			17
Countryside	154/00001	Barnlake Point	Adjacent to Barnlake	22	0	0	22	1			5	5	5	5	2			
Countryside	003/00025	Barley Park Close	Adjacent to Begelly	21	9	3	12	12	12									
Countryside	012/00004	Kiln Park	Adjacent to Burton Ferry	8	1	1	7	1	2	3	2							
Countryside	035/00030	Will Meadows	Adjacent to Freystrop	28	19	4	9	1	5	4								
Countryside	113/00013	Robeston Court	Adjacent Robeston Wathen	5	4	0	1	0										1

Countryside	000/00768	Park House Court	Near New Hedges	160	28	0	132	0											132
Countryside	000/01122	Fforest Farm	Near Cilgerran	6	1	0	0	0											5
Countryside	000/01231	Plas Whitchurch	Between Blaenffos and Eglwysrw	6	0	0	0	4											6
Countryside	000/01287	Brynawelon Hotel	Near Letterston	20	0	0	0	11											20
Totals				1046		109	733	136	139	157	133	74	41	23	27	2	2	2	497

Appendix 3 – Sustainability Appraisal Monitoring Framework

Methodology

In order to assess the sustainability performance of the plan, Sustainability Appraisal (SA) Objectives and Indicators are categorised according to their progress towards the SA Objectives and the relevant data is reviewed. 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	2022-23	2023-2024
1. Develop and maintain a balanced population structure	A	A	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	G	A
3. Improve education opportunities to enhance the skills and knowledge base	G	G	G	G	G	G	G	G	G	G	A
4. Minimise the need to travel and encourage sustainable modes of transport	G	G	G	G	G	G	G	G	G	G	A
5. Provide a range of high quality housing including affordable housing to meet local needs.	G	A	A	A	A	A	A	A	R	A	A
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	A	R
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	A	A

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

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 2021 respectively (ONS, 2021))</p>	<p>The 2021 Census has revealed that the percentage of the population over the age of 65 has increased substantially in 10 years. Overall population of Pembrokeshire has increased from 122,439 in 2011 to 123,400 in 2021 (Census, 2021).</p> <p>The following population changes were recorded in Pembrokeshire, 2011 - 2021 Census:</p> <ul style="list-style-type: none"> - an increase of 20.6% in people aged 65 years and over, - a decrease of 4.9% in people aged 15 to 64 years, and - a decrease of 5.5% in children aged under 15 years <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>Without an up-to-date development plan, housing supply would become constrained which would raise house prices and younger people would struggle to gain access to housing.</p> <p>Action: Continue to monitor SA Objective. The review of the Local Development Plan considers how to respond to this objective in light of new evidence available.</p>
2. Promote human health and wellbeing through a healthy lifestyle and access to healthcare and recreation opportunities and a clean and	<ul style="list-style-type: none"> Access to key services Total number of people Killed or Seriously Injured (KSI) per year Long term sickness 	<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 2022 = 61, 2021 = 52 (2020 = 32, 2018 = 63 (54 in 2013, 60 in</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 2022 has increased by 20% since the last AMR (WG Statistics, 2022).</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>

SA Objectives	Potential SA indicators	Data	Commentary
healthy environment	<ul style="list-style-type: none"> Accessibility of semi-natural greenspace 	<p>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>General health fair/poor 20% in Pembrokeshire (up from 19% in 11/12), 19% in Wales (Welsh Health Survey 2014/15).</p>	<p>29.86ha (15.4 ha last AMR period 21/22) 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. The goal of sustainable development, which includes all the facets of this objective, is driven by international and national policy agendas. Under the LDP1, it can be expected that the Planning System will continue to support this SA Objective. However, access to housing and quality employment will likely to be more constrained as the Plan becomes more out of date. Open space would still be protected. Planning obligations for open space provision, playing facilities, sustainable transport would continue but opportunities are likely to decrease as housing opportunities decline. The review of the Local Development Plan considers how to respond to this objective in light of new evidence available.</p>
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>8.7% of adults (16-64) with no qualifications in Pembrokeshire in 2022 (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, 7.5% in 2021), this has decreased since 2004 when the proportion was 15.9%. 8.3% in Wales in 2022 (8.3% 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) (Stats Wales, 2022).</p>	<p>The number of 15/16 year olds with Level 2 Threshold qualifications is lower than the Welsh figure (StatsWales, 2018) and the proportion of adults with no qualifications has increased since 2018, although overall it has fallen since 2004 (Stats Wales, 2022). The percentage of adults with no qualifications is higher than the Welsh average.</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>The planning system can facilitate this objective through allocating land, but it cannot directly induce these improvements, whether through LDP1 or national policy.</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 	<p>Percentage of people travelling to work by car in Pembrokeshire has increased:</p> <ul style="list-style-type: none"> - 57.45% in 2001 - 60.96% in 2011 - 65.6% in 2021 (which includes driving or being a passenger in a car). <p>Percentage of people travelling to work by Train has decreased</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 and 65.6% in 2021 (Census, 2021). In Wales this has increased from 61.23% in 2001 to 63.77% in 2011.</p> <p>Proportion of people who work at or mainly from home increased significantly to 23.1%. 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 Covid-19 pandemic. The statistics for 2021-22 show a large increase across all train stations in Pembrokeshire (ORR, 2022).</p>

SA Objectives	Potential SA indicators	Data	Commentary
	<ul style="list-style-type: none"> Public transport accessibility Link to monitoring measures of the Regional Transport Plan 	<ul style="list-style-type: none"> - 0.47% in 2011 - 0.3% in 2021 <p>Percentage of people travelling to work by Bus has decreased</p> <ul style="list-style-type: none"> - 2.88% in 2011, - 1% in 2021, <p>Percentage of people travelling to work on foot has decreased</p> <ul style="list-style-type: none"> - 9.38% in 2011). - 7.6% (2021, <p>The proportion of people working at home has increased substantially. In 2001 in Pembrokeshire = 16.43% (9.72% in Wales), compared to 17.72% in 2011 (10.64% in Wales) (Census, 2011). The 2021 Census recorded 23.1% of adults as working mainly at or from home.</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. The statistics for 2021-22 show a large increase across all train stations (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>As employment sites are developed out this may lead to increased travel to employment sites outside the County. As allocated sites in the Plan area are developed there may be more speculative developments in less sustainable locations. Permissions less than 50% in Hub Towns over a period of 3 years is being addressed through Plan review.</p> <p>Action: continue to monitor SA Objective.</p>
<p>5. Provide a range of high quality housing including affordable housing to meet local needs.</p> <p>6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities.</p>	<ul style="list-style-type: none"> Housing land supply. Amount of affordable housing provided Access to key services Offences per 1,000 of population % of people who are Welsh speakers 	<p>4.5 years housing land supply (16-17). Affordable homes granted planning permission 85 (100 in March 2020-April 2021).</p> <p>Total number of dwellings built 2022/2023 = 367 (2022-2023 Housing Survey)</p> <p>66 affordable homes provided via planning obligations.</p> <p>110 crimes per 1,000 people in 2022</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</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> <p>367 dwellings completed between April 2022 and end of March 2023. 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, 267 in 2019-20, 340 in 2020-21, 338 in 2021-22.</p> <p>85 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. 66 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: 68 pitches and 2 travelling show person's yard permitted since GTANA 2010. Allocated extension to Kilgetty, Kingsmoor site is largely completed. GTAA 2019, as amended in 2020 and 2024, was approved by Welsh Government in May 2024. The immediate, unmet need in the period to the end of 2024 has been numerically met – and in fact slightly exceeded. Further, longer-term, need is also identified in the period 2025-2033 and a start has been made on meeting that further element of pitch provision.</p> <p>The crime rate for Pembrokeshire was 110 (offences per thousand residents, not including fraud) at the end of March 2023. The number of headline offences per 1,000 population was 86 in March 2022, 67.9 in Dec 2020, 64.6 in Dec 2018, 46.22 in 2017, 40.68 in</p>

SA Objectives	Potential SA indicators	Data	Commentary																																										
7. Protect and enhance the role of the Welsh language and culture		Wales in 2012/13 and 98.97 in 2003/04 (Police.uk, 2019; ONS, 2022). 17.2%% of population speak Welsh in 2021 compared with 19.2% in 2011 and 21.8% in 2001 (Census 2021, 2011 and 2001).	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).17.2% of the population speak Welsh in 2021, compared with 19.2% in 2011 21.8% in 2001 (Census). This reduction follows the national trend, however is lower than the Welsh average of 22.3%. The LDP cannot influence crime rates; however the LDP seeks to improve community safety through design. This aspect is difficult to monitor. 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. 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. Action: continue to monitor the SA Objectives and assess at Plan review. Housing site availability would decline in due course Phosphates targets are affecting and will affect housing development. This is an issue being addressed by LDP 2. This is a critical issue for this and other SA Objectives (economy, water quality and ecology), however, the overall level of housing being provided has not been significantly affected to date.																																										
8. Provide a range of good quality employment opportunities accessible to all sections of the population. 9. Support a sustainable and diverse local economy	<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 development s per year.	Economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses): 72.6% in 04/05 (72.8%) 75.2% in 13/14 (75.3%) 77.6% in 14/15 (74.4%) 75.6% in 15/16 (75.3%) 76.2% in Jan 16-Dec 16 (74.8%) 75.8% in Jan 17-Dec 17 76.0% in 18/19 (76.7%) 79.4% in 19/20 (76.6%) 76.3% in 20-21 (75.2%) 78.7% in 21-22 (76.5%) 77% in 2022 (75.6%) GVA per head Pembrokeshire = £19,400 in 2020, compared to £20,392 per head in Wales (recorded) GVA per head in Pembrokeshire £25,754 (provisional) and £22,380 (provisional) in Wales in 2021 Town centre development = No major development permitted within or outside town centres. Change of presence of A1 uses Less than target in the following Town Centres:	The economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses) was 77% in 2022 (75.6% in Wales) (Nomis, 2022). The GVA per head in Pembrokeshire (South West Wales area) was £25,754 (provisional) in 2021, £19,400 per head in 2020, £20,768 (revised) in 2019, £18,856 in 2018, £19,878 in 2017, £19,093 per head in 2016, £19,277 in 2015, £15,683 in 2014 and £15,862 in 2013 (£22,380 per head in Wales, provisional) (StatsWales, 2020). 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. The amount of major retail, office and leisure development permitted in town centres was 0%. No major retail development was permitted outside the town centres. 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. <table><tr><th colspan="7">Vacancy Rates in Town Centres 2013/14 to 2022/23</th></tr><tr><th></th><th>Fishguard</th><th>Haverfordwest</th><th>Milford Haven</th><th>Narberth</th><th>Pembroke</th><th>Pembroke Dock</th></tr><tr><td>2013/14</td><td>10%</td><td>9%</td><td>14%</td><td>4%</td><td>9%</td><td>10%</td></tr><tr><td>2014/15</td><td>9%</td><td>17%</td><td>21%</td><td>2%</td><td>6%</td><td>15%</td></tr><tr><td>2015/16</td><td>16%</td><td>18%</td><td>18%</td><td>2%</td><td>7%</td><td>19%</td></tr><tr><td>2016/17</td><td>15%</td><td>25%</td><td>20%</td><td>6%</td><td>12%</td><td>22%</td></tr></table>	Vacancy Rates in Town Centres 2013/14 to 2022/23								Fishguard	Haverfordwest	Milford Haven	Narberth	Pembroke	Pembroke Dock	2013/14	10%	9%	14%	4%	9%	10%	2014/15	9%	17%	21%	2%	6%	15%	2015/16	16%	18%	18%	2%	7%	19%	2016/17	15%	25%	20%	6%	12%	22%
Vacancy Rates in Town Centres 2013/14 to 2022/23																																													
	Fishguard	Haverfordwest	Milford Haven	Narberth	Pembroke	Pembroke Dock																																							
2013/14	10%	9%	14%	4%	9%	10%																																							
2014/15	9%	17%	21%	2%	6%	15%																																							
2015/16	16%	18%	18%	2%	7%	19%																																							
2016/17	15%	25%	20%	6%	12%	22%																																							

SA Objectives	Potential SA indicators	Data	Commentary								
		Fishguard Narberth Pembroke Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary). Haverfordwest = 25% Pembroke Dock = 19% Milford Haven = 21% Pembroke = 20% Fishguard = 17% Narberth = 3% Applications relating to tourism permitted = 12 in 2023/24, 12 in 2022/23, 25 in 2021/22, 20 in 20/21, 11 in 19/20, 10 in 17/18, 25 in 16/17, 30 in 2015/16, 16 in 2014-15)		2017/18	20%	17%	23%	6%%	10%	26%	
				2018/19	17%	17%	19%	9%	9%	25%	
				2019/20	19%	21%	22%	11%	5%	24%	
				2020/21	22%	23%	25%	9%	19.5%	26%	
				2021/22	22%	25%	29%	9%	19%	24%	
				2022/23	17%	21%	30%	5%	15%	19%	
				2023/24	17%	25%	21%	3%	20%	19%	
			Vacancy levels are above those nationally (16.9% for 2023) in Haverfordwest, Pembroke Dock & Milford Haven, Pembroke and Fishguard.								
			Vacant land 2013: 193 ha (1,925,000 sq.). Vacant land 2015: 316 ha (3,167,205 sq.). Vacant land 2016: 219 ha (1,925,000 sq.). Vacant land 2017: 216 ha (2,161,648 sq.) Vacant land 2018: 212 ha Vacant land 2019: 213 ha.								
			No employment survey 2020/21. Survey underway for 21/22, not expected for this AMR.								
			Take up for the strategic sites has been slow so therefore it can be assumed that the availability employment land is likely to decline over time unless delivery constraints are removed, or more deliverable sites can be proposed.								
			No applications have been approved contrary to the tourism policies (GN.19).								
			In total, 12 applications relating to tourism were approved during the monitoring period.								
			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.								
			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.								
			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. The review of Local Development Plan 1 includes a review of the approach to retail in town centres, the approach to tourism developments and how to plan in response to the new phosphate guidance from NRW.								
10. Prepare for and reduce the impact of Pembrokeshire’s	• CO ² emissions non	Total CO ₂ emissions in 2020 = 1305.3 kt (naei.defra.gov.uk, 2023). This has increased significantly as it now includes output from agriculture and is not directly	The total CO ₂ 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, CO ₂ emissions from all sectors in 2015 = 974 kt , 2016 = 827.03 kt, 2017 = 763 kt (naei.beis.gov.uk, 2022).								

SA Objectives	Potential SA indicators	Data	Commentary
contribution to climate change	domestic public stock • Ecological footprint	comparable to previous years and overall CO ₂ across all sectors has been decreasing year on year. CO ₂ emissions from all sectors in 2019 = 756.3kt and in 2017 763 kt (naei.beis.gov.uk, 2019) Ecological footprint 4.5 gha / person (2006), Wales = 4.4 gha / person (2006) (StatsWales, 2014), 3.28 gha per capital in 2011 (www.gov.wales, WG, 2015) no updates	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. Emissions of CO ₂ have been falling since 2005 across all sectors. 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. Targets for locating development in Hub areas have not been met and this required a review of LDP1 to address this issue. Action: continue to monitor SA Objective.
11. Maintain and improve air quality	• Days when air pollution is moderate or higher at Narberth AURN • Achievement of emission limit values	Narberth AURN data: 7 days in 2012 19 days in 2013 (revised) 3 days in 2014 8 days in 2015 11 days in 2016 8 days in 2017 28 days in 2018 10 days in 2019 21 days in 2020 11 days in 2021 No data for 2022 (gov.uk, 2021) Two Air Quality Management Areas (AQMA) as a result of previous nitrogen dioxide exceedance (PCC monitoring information, 2018) LAQM Annual Progress Report 2023	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 NO ₂ at Narberth or Pennar (monitoring at Pennar ceased 2016). Sampled pollutants at a County level include: benzene, nitrogen dioxide (NO ₂), sulphur dioxide (SO ₂), particulate matter (PM ₁₀) 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 NO ₂ have been reducing, however monitoring is still ongoing for at least three years to ensure confidence in the results. 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, section 106 agreements or unilateral undertakings can also be used to secure monitoring and also mitigation for local pollutant emissions. Pembrokeshire County Council has examined the results from monitoring in the county, concentrations are all below the relevant objectives, therefore no further action is required. Page 34 Pembrokeshire County Council 2023 Air Quality Progress Report June 2023. A revisit to the settlement hierarchy and distribution of growth may assist further through LDP2. 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	• Total and percentage of municipal waste and municipal waste recycled, composted, used to recover heat, power and	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 = 10,386 tonnes 2016/2017 = 8,125 tonnes 2017/2018 = 25,926 tonnes	The waste reuse/recycling/composting rate in Pembrokeshire for a rolling 12 months to end of Dec 2022 was 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 5.39 MW to March 2023, 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)).

SA Objectives	Potential SA indicators	Data	Commentary
	other energy sources, and land filled • Electricity produced from renewable sources • Access to recycling facilities	2018/2019 = 13,041 tonnes 2019/2020 = 5,054 tonnes 2020/2021 = 3,667 tonnes 2021/2022 = 4,275 tonnes 2022-2023 = 3,290 tonnes 2023-2024 = data not available 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 73.2 in 2020-2021 73.2 in 2021-2022 71.5 in 2022-2023 72.0 in 2023-2024 (StatsWales, 2025) Renewable energy: 9.26 MW to March 2024 5.39 MW to March 2023 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 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).	Action: continue to monitor SA Objectives. Waste management monitoring of the LDP 1 flags that there is a need to ensure that adequate provision for waste management is made in the Plan area, either through criteria-based policies, allocations or a mixture of both. Certain types of waste management and treatment facility may be procured on a regional basis in the future. (Ref 5.13.1 Review Report)
14. Maintain and protect the quality of inland and coastal water	• % of total classified rivers complying	Status of water bodies in Pembrokeshire (Cleddau and Pembrokeshire Coastal Rivers Management Catchment Summary) in 2015:	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).

SA Objectives	Potential SA indicators	Data	Commentary
15. Reduce the impacts of flooding and sea level rises	<ul style="list-style-type: none"> with water quality objective % new developments with SUDS Per capita consumption of water Amount of development permitted in C1 and C2 floodplain. 	<p>42% good 51% moderate 5% poor 2% bad (Natural Resources Wales, 2015, and website viewed in 2021)</p> <p>1 application not compliant with TAN 15 / GN.1 (7) but permitted in spite of this in floodplain area between April 2023 and March 2024.</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.</p> <p>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.</p> <p>One application was permitted in flood zone areas for a mixed use proposal with a residential element in a C2 flood zone following advice from NRW that the flood risk in this case could be mitigated. 1 application in a flood risk zone was permitted in 2022/23 (referencing town centre regeneration benefits), 0 applications were permitted in 2021/22, 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).</p> <p>This does not reach the trigger for further action. The LDP ensures that in the vast majority of cases no highly vulnerable development is permitted in flood zones 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 further delayed but is expected towards the end of 2024. Continue to progress solutions and options to mitigate against the NRW phosphate and other river water quality 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>59.34ha (81.2%) in March 2024</p> <p>70% of new development on previously developed land (138.3ha ha) in March 2023</p> <p>86.62%, 116.37ha in March 2022, 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>9 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 (2022-2023 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>
18. Protect and enhance biodiversity	<ul style="list-style-type: none"> % of designated sites in unfavourable condition Number of biodiversity sites affected 	<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>2 planning permissions granted contrary to the aim of Policy GN.37 in the period.</p>	<p>31 applications were assessed for Likely Significant Effect (LSE) on European site(s). 16 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 12 AAs concluding a likely significant effect.</p> <p>The % of European sites (SACs and SPAs) in unfavourable condition in Pembrokeshire is not known – data is awaited from NRW. Three of the marine protected sites are generally in unfavourable condition. The new NRW guidance on phosphate levels in the non tidal parts of SAC rivers (which includes the Cleddau and Teifi catchments in Pembrokeshire) has also increased this number in the last two AMR periods April 2021 to March 2022 and April 2022 to March 2023. This will also have ongoing impacts on the number of</p>

SA Objectives	Potential SA indicators	Data	Commentary
	by development	349 permissions incorporated ecological mitigation (2022/2023).	<p>TLSEs and AAs required in the future. Further guidance from NRW on nutrients in the tidal parts of SAC rivers in Wales may be published in the future.</p> <p>349 permissions incorporated ecological mitigation in the year 2022/23. 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. In the year 11 AMR period, 2 applications which should have included biodiversity enhancement to accord with GN.37, but did not do so, were consented, but subject to conditions requiring biodiversity enhancement to be provided.</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>No planning permissions, listed building consents or SAM consents were granted contrary to Policy GN.38 (2023/2024).</p> <p>No permissions granted contrary to Policy GN.1, criterion 3.</p> <p>No permissions granted contrary to GN.2.</p>	<p>No planning permissions, listed building consents or SAM consents were granted contrary to Policy GN.38 (in 2023/2024). Due to previous decisions in 2021/2022 consideration will be given to re-examining the policy wording at Plan Review, to ensure that only those proposals with a significant adverse effect are deemed contrary to policy.</p> <p>No permissions were granted contrary to GN.1 criterion 3.</p> <p>22/1005/PA was approved contrary to policy with a generic reference to Policy GN 1. (2023-2024). However, the Officer's report refers to Policy GN.1 (General Development Policy) indicates that development that adversely affects landscape character will not be supported which is directly linked to the achievement of this sustainability objective.</p> <p>No permissions have been granted as contrary to GN.2.</p> <p>SPG on Renewable Energy was approved and came into force on 31 October 2016. SPG on the Cumulative Impact of Wind Turbines on Landscape and Visual Amenity was adopted on 7 November 2022.</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

All planning applications that require an Appropriate Assessment are listed, and not just Allocations are subject to screening by the PCC Planning Ecologist. 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

NLSE No likely significant effect

IROPI Imperative reasons of overriding public interest

Site name	LDP Site reference	Application details	AA	Outcome
Park House Court, Narberth Road, Tenby, Pembrokeshire, SA70 8TJ	SSA/089/01	22/0289/PA Variation of conditions 3 and 4 of 20/0142/PA to allow for an extension of time for submission of reserved matters by two years	AA	NLSE with conditions
Fforest Farm, Cilherran, SA43 2TB	Not Allocated	20/0538/PA A new dormitory accommodation for events based tourism with shared kitchen and amenities.	AA	NLSE with conditions
Llandissilio Holiday Park, Llandissilio, SA66 7TT	Not Allocated	21/0708/DC Discharge of condition 4 (foul & surface water disposal) of planning permission 20/0539/PA (Proposed regularisation of 10 static caravans together with the siting of 22 additional static holiday caravans in lieu of 36 touring caravans and 20 tents)	AA	No IROPI
40 Bro'r Derwen, Clunderwen, SA66 7NR	Not Allocated	22/0455/PA Construction of two storey dwelling and detached garage on existing plot	AA	No IROPI
Land adjacent to Post Office, Maenclochog, SA66 7LA	Not Allocated	22/0306/PA Conversion of existing stone building with hard standing to residential use, to include extensions	AA	No IROPI
Gorwel, Bwlch Y Groes, Llanfyrnach, SA35 0DP	Not Allocated	21/0526/PA Proposed change of use to a glamping site	AA	No IROPI
Land Northwest of Gorwel, Bwlch Y Groes, Llanfyrnach, SA35 0DP	Not Allocated	21/0157/PA Proposed change of use from workshop to holiday accommodation with extension.	AA	No IROPI

Site name	LDP Site reference	Application details	AA	Outcome
Sealyham Home Farm, Wolfscastle, Haverfordwest, Pembrokeshire, SA62 5NE	Not Allocated	21/0661/PA Extension of farmhouse and conversion of outbuildings to residential units with two access points	AA	No IROPI
Plot 26, Bloomfield Gardens, Narberth, SA67 7EZ	Not Allocated	20/1182/PA Erection of a dwelling	AA	No IROPI
The Grove Hotel, Molleston, Narberth, Pembrokeshire, SA67 8BX	Not Allocated	21/0630/PA Three storey extension to the rear of Grove Hotel, Narberth to include staff facilities and additional bedrooms	AA	No IROPI
A&C Aggregates Ltd, Rowlands View, Templeton, Narberth, Pembrokeshire, SA67 8RG	Not Allocated	21/0085/PA New Offices and Showroom. (A & C Aggregates Ltd)	AA	NLSE
Pen Y Bryn, Keeston Lane, Keeston, Pembrokeshire, SA62 6HN	Not Allocated	22/0986/PA Creation of One Traveller Pitch to include day/utility room, static and touring caravan, multi-purpose shed and improved access (partly in retrospect).	AA	No IROPI
Kennels House, Slade Lane, Haverfordwest, Pembrokeshire, SA61 2UR	Not Allocated	21/0366/PA Conversion of a traditional barn to form a single dwelling	AA	NLSE with conditions
The Reading Rooms, Station Road, Clunderwen, SA66 7NF	Not Allocated	21/1270/PA Construction of new dwelling in existing front garden	AA	No IROPI

Site name	LDP Site reference	Application details	AA	Outcome
Pendre, Maenclochog, Clunderwen, Pembrokeshire, SA66 7LB	Not Allocated	22/0618/PA Conversion of Existing Outbuilding to Residential Use	AA	No IROPI
15 Bro'r Derwen, Clunderwen, SA66 7NR	Not Allocated	22/0458/PA Construction of two storey dwelling on existing plot	AA	No IROPI
River View, ST DOGMAELS, Cardigan, Pembrokeshire	Not Allocated	22/0313/PA Pontoon, decking & summerhouse	AA	Proceed subject to conditions
Former County Archive Facility Adjacent To Haverfordwest Castle,	Not Allocated	22/0868/PA Conversion (with partial demolition) to provide new visitor attraction facilities containing space for ticketing and orientation, exhibition, education centre, café and shop and associated works including plant enclosure	AA	Proceed subject to conditions.
Gilfach Quarry, Efailwen	Not Allocated	22/1195/PA Removal of an Element of Secondary Waste from the Site (i.e. Material which was a BiProduct of Previous / Historic Primary Extraction of Material – Slate) and Associated Works.	AA	Proceed subject to conditions
Western Quayside (including former Cleddau Foundry building), river to east and land at Riverside Shopping Centre, Haverfordwest, Pembrokeshire	Not Allocated	23/0243/PA Demolition of existing pedestrian footbridge; installation of new footbridge between Riverside and Western Quayside; public realm reconfiguration and enhancement; and repair, renewal and refurbishment of existing building.	AA	Proceed subject to conditions
3 Fields to the North of unnamed track, Y Gaer Pencraig, Llangolman, Clunderwen	Not Allocated	20/1156/PA: A One Planet Development (OPD) to include siting of residential unit, yurt, produce shed, solar shed, goat shed, toilet, shower unit, storage containers and polytunnel and the creation of ponds	AA	The project is unlikely to have a significant effect on the integrity of the SAC either in

Site name	LDP Site reference	Application details	AA	Outcome
				combination or alone.
Ty Dwr, Brynllechog, Rhos Fach, Clunderwen, SA66 7JS	Not Allocated	22/0592/PA: Construction of a Timber lodge / Cabin dwelling (caravan specification) in the vicinity of the abandoned croft Ty Dwr. The erection of a wooden barn; large polytunnel; PV array; 2 x small polytunnels in retrospect; small greenhouse in retrospect; shed in retrospect, as part of the One Planet Development Management Plan.	AA	No IROPI has been identified. Planning permission refused 04 Sep 2023)
Pen Y Bryn, Keeston Lane, Keeston, Pembrokeshire,	Not Allocated	22/0986/PA: Creation of One Traveller Pitch to include day/utility room, static and touring caravan, multi-purpose shed and improved access (partly in retrospect).	AA	The project is unlikely to have a significant effect on the integrity of the SAC either in combination or alone.
The Gables, CILGERRAN, Cardigan, Pembrokeshire,	Not Allocated	22/1076/PA: Conversion of existing garage to holiday let and associated works.	AA	No IROPI has been identified. Planning permission refused 05 May 2023)
Pumping Station 20m From Manteg, C3008 Junction Bron Haul To Little Newcastle, Little Newcastle, Haverfordwest,	Not Allocated	22/1151/PA: Change of use of former Pumping Station into dwelling with separate new garage,	AA	The project is unlikely to have a significant effect on the integrity of the SAC either in combination or alone.

Site name	LDP Site reference	Application details	AA	Outcome
Maenordy Penllyn, CILGERRAN, Cardigan, Pembrokeshire,	Not Allocated	23/0087/PA: Conversion of existing shed into holiday cabin (2 Person)	AA	No IROPI has been identified. Planning permission refused 07 Jul 2023.

Appendix 5 – Breakdown of Housing Completions 2013-2024 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	Number of Units Complete 2022-23	Number of Units Complete 2023-24
Hub Towns											
Haverfordwest / Merlins Bridge	25	67	44	9	11	87	17	121	51	100	19
Fishguard / Goodwick	8	6	4	9	21	29	9	26	12	6	20
Milford Haven	184	100	48	71	28	64	64	38	15	47	11
Neyland	1	11	0	0	0	6	0	5	32	0	2
Pembroke	10	37	88	78	39	27	6	24	9	6	2
Pembroke Dock	44	73	39	30	20	9	21	9	10	1	7
Sub totals	272	294	223	197	119	222	117	223	129	160	61
Rural Town											
Narberth	14	7	4	7	21	50	84	8	2	10	2
Sub totals	14	7	4	7	21	50	84	8	2	10	2
Service Centres											
Crymmych	2	6	6	5	3	5	2	3	6	5	23

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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	Number of Units Complete 2022-23	Number of Units Complete 2023-24
Johnston	37	1	0	7	13	15	2	1	30	7	11
Kilgetty	1	2	2	43	15	0	0	13	21	7	1
Letterston	10	3	2	1	2	0	0	1	1	0	5
Sub totals	50	12	10	56	33	20	4	18	58	19	40
Service Villages											
Abercych	1	0	0	0	2	0	0	0	0	0	0
Begelly	0	0	0	2	8	14	8	4	6	8	1
Boncath	0	0	2	2	0	0	0	2	13	8	0
Blaenffos	0	0	0	2	2	2	0	0	0	0	0
Broadmoor	0	0	0	0	0	0	0	0	2	2	0
Bwlchygroes	0	1	0	0	0	0	0	0	0	0	0
Carew / Sageston	2	2	18	3	1	2	1	2	43	33	35
Cilgerran	1	0	1	0	1	21	9	0	0	0	0
Clarbeston Road	1	2	3	7	4	0	0	0	0	5	0
Clunderwen	0	1	0	0	0	2	1	1	1	4	1
Cosheston	1	3	0	1	1	2	0	1	0	1	2
Crundale	7	3	37	3	26	2	0	1	1	1	0
Eglwysrw	0	0	0	0	0	1	1	1	0	0	13
Hayscastle Cross	0	0	1	0	0	0	0	0	0	0	0
Hermon	1	1	0	0	0	0	0	0	1	1	0
Hook	1	3	6	2	9	0	5	3	2	2	8

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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	Number of Units Complete 2022-23	Number of Units Complete 2023-24
Houghton	0	0	2	0	0	0	1	14	4	10	1
Hundleton	0	1	0	4	5	5	3	4	4	1	0
Jeffreyston	1	0	0	2	0	0	0	0	0	0	0
Lamphey	0	40	0	1	0	0	1	1	0	0	0
Llanddewi Velfrey	0	0	0	0	0	0	0	1	0	0	0
Llangwm	1	0	0	0	0	0	0	0	0	0	0
Llandissilio	0	0	0	0	0	0	0	0	5	21	0
Maenclochog	1	1	0	0	0	0	0	1	6	5	0
Mathry	2	0	0	1	0	1	1	0	1	0	1
Milton	0	2	0	0	0	0	0	0	0	0	0
New Hedges	0	3	1	0	0	0	1	0	0	0	0
Penally	3	2	3	3	0	1	0	1	6	3	0
Pentlepoir	2	41	9	5	0	0	1	0	0	6	4
Puncheston	0	0	0	0	0	0	0	2	0	0	1
Robeston Wathen	0	0	0	0	0	1	0	0	0	0	0
Roch	4	19	1	1	2	1	0	0	0	0	0
Rosemarket	1	0	1	1	0	0	1	0	0	0	0
Spittal	5	1	0	0	1	0	0	0	0	0	0
St Dogmaels	2	4	3	0	1	2	0	0	1	3	0
St Florence	0	18	16	10	0	0	0	1	8	5	4
Sutton	0	0	0	0	0	0	0	0	0	1	0
Tavernspite	2	1	0	0		0	0	0	1	0	1

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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	Number of Units Complete 2022-23	Number of Units Complete 2023-24
Tegryn	0	2	1	0	0	0	0	0	0	1	0
Templeton	0	22	12	1	5	8	5	20	8	1	1
Tiers Cross	0	0	0	0	0	0	0	0	0	6	5
Wolfscastle	0	0	0	0	0	0	0	0	0	1	0
Sub totals	39	173	117	51	68	65	39	60	113	129	78
Large Local Villages											
Burton	1	2	1	1	0	1	0	0	0	0	0
Burton Ferry	0	0	1	1	0	0	0	0	0	0	1
Camrose	5	4	3	5	3	1	0	1	0	0	1
East Williamston	0	1	1	0	0	0	0	0	1	1	0
Freystrop	2	1	1	0	1	0	2	0	0	15	0
Hill Mountain	0	2	1	1	0	0	0	0	1	0	0
Keeston	4	1	1	1	5	5	6	6	4	4	0
Llanstadwell	1	1	0	0	0	0	0	1	0	0	1
Mascle Bridge											1
Pen-y-bryn	1	0	0	0	0	0	0	0	0	0	0
Scleddau	1	27	0	0	0	0	0	0	0	0	0
Stepaside	0	0	2	0	1	2	1	0	0	1	0
Waterston											1
Sub totals	15	39	11	9	10	9	9	8	6	21	5

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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	Number of Units Complete 2022-23	Number of Units Complete 2023-24
Small Local Villages											
Ambleston	2	1	0	0	0	0	1	0	1	0	0
Cold Blow	0	2	1	0	0	0	0	0	0	1	0
Glandwr	0	0	1	0	0	0	0	0	0	1	0
Little Honeyborough	0	1	0	0	0	0	0	0	0	0	0
Llanteglos	0	3	0	0	0	0	0	0	0	0	0
Llawhaden	1	0	0	0	0	0	0	0	0	0	0
Llwyncelyn	0	0	1	0	0	0	0	0	0	0	0
Maddox Moor	1	0	0	0	0	0	0	0	0	0	0
Martletwy	1	1	1	0	0	0	0	0	0	0	0
New Moat	0	0	0	1	0	0	0	0	0	0	0
Penffordd	1	0	0	0	0	0	0	0	0	0	0
Redberth	0	1	1	0	0	0	0	0	0	0	0
Reynalton	0	0	0	0	0	1	0	2	1	1	1
Sardis	0	0	0	0	0	1	0	1	0	0	0
Square & Compass	0	0	0	0	0	0	0	1	0	0	0
St Nicholas	1	0	0	0	0	0	0	0	0	0	0
St Twynells	0	0	0	0	0	0	1	0	0	0	0
Thornton	0	0	0	1	0	1	1	2	3	4	0

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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	Number of Units Complete 2022-23	Number of Units Complete 2023-24
Treffgarne	2	0	0	0	0	0	0	0	0	0	0
Walton East	0	3	2	1	1	0	0	0	2	0	0
Sub totals	9	12	7	3	1	3	3	6	7	7	1
Open Countryside											
Outside settlement boundary	60	51	32	42	34	50	11	17	23	24	96
Sub totals	60	51	32	42	34	50	11	17	23	24	96
Adjustment for 2022 miscounts											
Shipping Cottages, Begelly										-3	
Sub totals										-3	
Report Total	459	588	405	365	286	419	267	340	338	367	283

Appendix 6: Feedback from Stakeholders

Normally, the outcomes from the previous AMR are discussed with the Pembrokeshire Planning Agents' Forum. For the 2021/22 and 2022/23 AMRs, that discussion did not take, although there was a presentation and debate at a Forum meeting regarding the NRW phosphates guidance and its implications in the affected areas for the determination of planning applications, for delivery of the current LDP and for the identification of land for future development by the emerging replacement plan, LDP 2. During 2023/24, the focus has been on keeping the Forum updated with regard to Plan review, reflecting the importance of continuing to work towards replacement of the current LDP with a replacement Plan. Wider stakeholder engagement is taking place in conjunction with the preparation of LDP 2.