



**Pembrokeshire County Council**

**Local Development Plan**

**Annual Monitoring Report - 3**

**1<sup>st</sup> April 2015 – 31<sup>st</sup> March 2016**



# Contents Page

Contents Page .....	3
1 Introduction .....	9
2. Contextual Information .....	13
3. Summary of LDP Monitoring Outcomes.....	35
Policies meeting the trigger point for further investigation.....	42
4 Summary of Sustainability Appraisal and HRA Monitoring Outcomes .....	52
5 Feedback from Consultation Events .....	56
6. Conclusions and Recommendations .....	62
7. Appendices .....	63
Appendix 1 – LDP Monitoring Framework .....	64
Appendix 2 – Progress towards delivery of safeguarded transport routes and improvements (GN.39).....	112
Appendix 3 – Sustainability Appraisal Monitoring Framework.....	126
Appendix 4 – Allocations requiring project level Habitats Regulations Appraisal	140
Appendix 5 – Breakdown of Housing Completions 2013-2015 by location .....	142

## Executive Summary

- i. Pembrokeshire County Council adopted the Local Development Plan 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 31<sup>st</sup> 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. After four years the Authority must review the Plan as a whole, but there are provisions for interim partial review of the Plan should specific policy areas require this.
- ii. This is the third AMR to be prepared since the adoption of the Pembrokeshire County Council LDP. It provides an important opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well being of the area. The document provides detailed analysis of the way in which the Plan is working, from the strategic context within which the Plan is delivering, its performance against strategic objectives to whether individual policies, with an identified monitoring requirement, are achieving their expectations. The report reflects the position at the end of the reporting year, although reference is made to significant change post-dating the reporting year

### Key Findings

- iii. Good progress has been made with Plan delivery in 2015-2016. Reduced staff resource for part of the year has delayed roll-out of some of the SPG programme which will instead be published in 2016-2017.

Overall the monitoring framework indicates that the Plan is delivering well:

- The numbers of homes and affordable homes built and permitted are meeting targets set, albeit being slightly lower than in AMR 2;
- House price monitoring indicates that there is no need to adjust affordable housing contribution targets;
- A good range of employment sites and land has gained planning permission since LDP adoption. In 2015 a new methodology for preparing employment surveys was introduced, with a 2013 baseline. This monitors the position on LDP employment and mixed use allocations, on the main existing employment sites and on windfall sites of over 0.5 ha approved since LDP adoption. The 2013 baseline site area for monitored sites was 1137 ha, which rose to 1145 ha in 2015. Of this, 945 ha was in use in 2013, which fell to 839

ha in 2015 (mainly due to closure of the Milford Haven refinery<sup>1</sup>). Vacant employment land (land and buildings) stood at 193 ha in 2013, increasing to a combined figure of 316 ha (189 ha land and 127 ha buildings) and again reflecting the cessation of activity at Milford Haven Refinery.

- Further renewable energy schemes have gained planning permission, which should deliver at least 34.77MW of additional capacity, if fully implemented. Much of this is accounted for by the permission granted for a wood-fuelled power station to generate energy from biomass at Trecwn. Excepting that consent, the figure would be just under 5MW, reflecting the significant reductions in feed in tariffs for new / extended developments and having a drastic impact on the number of applications received for both wind turbine and solar array proposals. A significant number of the renewable energy applications received during AMR year 3 have been for non-material amendments to previously consented schemes.
  - The capacity for waste facilities has been expanded by 3.32ha during this AMR period.
- v. Discrete monitoring of Sustainability Appraisal and Habitats Regulations Appraisal objective indicates no significant issues which require further action.

### **Contextual Change**

- vi. Numerous significant changes have been introduced through legislation, guidance and other documents published during the reporting year:
- The introduction of the Housing (Wales) Act 2014 and its accompanying guidance will require new surveys and changes to the methodology used by the Authority during AMR 3 to assess Gypsy Traveller need.
  - The Well-being of Future Generation (Wales) Act 2015 will need consideration at Plan Review.
  - The Planning (Wales) Act proposes widespread changes to the Planning system in Wales – future AMRs will identify implications for the LDP.
  - Other Wales Bills, emerging during AMR 3 in relation to the Environment and Historic Environment will require consideration by future AMRs.
  - Changes to Planning Policy Wales (PPW) (Edition 7 and Technical Advice Notes) have been introduced as a result of changes to Part L of Building Regulations in relation to energy efficiency.

---

<sup>1</sup> much of which has since come back into use as a storage facility

- Natural Resources Wales (NRW) is developing Flood Risk and River Basin Management Plans which will also require consideration in monitoring and review.
- 
- vii. In terms of the local area - the Milford Haven (Murco) Refinery closed in AMR year 2, causing significant local job losses. Many local workers have moved to different parts of the UK to access similar jobs. The new owners Puma Energy have converted much of the site into a storage facility during AMR year 3. Hence while the refinery itself has been proposed for demolition, the associated storage facilities are to remain.
- viii. After great uncertainty, the departure of the Signals Regiment from Brawdy has been cancelled, with the MOD confirming that the Signals Regiment will stay in Pembrokeshire for the foreseeable future.
- ix. Previous consent for a 500MW Power Plant proposal at South Hook (AMR 2) will not now proceed.
- x. The Milford Haven Port Authority has developed a proposal for the Milford Haven marina mixed use development which was recommended for approval by planning committee in February 2015, but the associated S.106 legal agreement remained unsigned.
- xi. Changes have been made to the Churnworks and St. Davids Road roundabouts and to Thomas Parry Way, to enable vehicular access to the strategic housing site at Slade Lane South, Haverfordwest. This was financed through developer contributions received by the Authority.

## **Monitoring Targets – Trigger Points**

- xii. 9 indicators within the monitoring framework have met their trigger points; however analysis demonstrates that none of these raises fundamental issues to the Plan or its Strategy. These indicators are:
  - (Core) Amount of major retail, office and leisure development (sq m) permitted in Town Centres expressed as a percentage of all major development permitted.
  - 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).
  - Change of A1 uses (unit numbers and floorspace in primary retail) frontages – below the target in Fishguard and Pembroke.

- Percentage of ground floor vacant units in Town Centres where 5% higher than the National (UK) average – Milford Haven, Haverfordwest and Pembroke Dock.
- Land bank for Minerals – 12 years (hard rock) or 9 years (sand & gravel), to ensure sufficient provision at end of Plan period. Monitor tonnage permitted.
- Gypsy Traveller pitches – progress is being made with delivery.
- (Core) Housing land supply (TAN 1) – 5 year land supply. Trigger for further investigation if land supply is below 5.5 years.
- Number of planning permissions granted contrary to Policy GN.1 the protective aim of criterion 3.
- Number of planning permissions granted contrary to Policy GN.38

### **Conclusions and Recommendations**

- xiii. In none of these instances do the triggers indicate a fundamental flaw with the LDP's strategy or policies. Further investigation has demonstrated that there were appropriate reasons for these permissions and that action(s) by other stakeholders are already in place to address any wider issues – for example work by the Council and other partners on town centre regeneration.
- xiv. There is nothing in this year's monitoring to indicate any necessity for early review of the Adopted LDP.
- xv. Over the next reporting year Pembrokeshire County Council will continue to roll out its programme of Supplementary Planning Guidance and Conservation Area Character Appraisals and will undertake further investigations where the need for this has been identified in this report.
- xvi. The next Annual Monitoring Report (AMR 4) will provide the background information to inform the LDP Review Report, with commencement of work on LDP Review likely from June 2017.



# 1 Introduction

- 1.1 The Pembrokeshire County Council Local Development Plan (LDP) was formally adopted by Pembrokeshire County Council (PCC) on 28<sup>th</sup> February 2013. Following the adoption of its LDP, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) for submission to Welsh Government (WG).
- 1.2 This is the third AMR to be published. It includes information on the period from 1<sup>st</sup> April 2015 – 31<sup>st</sup> March 2016. It also includes information on the period 2013-2014 and 2014-2015 in the tables, to allow comparison with previous years.
- 1.3 The main aim of the AMR is to assess the extent to which the LDP Strategy and Strategic Objectives are being achieved. It therefore has two primary roles: firstly to consider whether the key monitoring outcomes identified within the monitoring framework are being achieved; and secondly to consider the plan as a whole against all of the information gathered, to determine whether a complete or partial review of the plan is necessary. Alongside these primary roles, the AMR also considers conformity with Sustainability Appraisal and Habitats Regulations Appraisal.
- 1.4 The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes that might be necessary. The principal function of the monitoring process is to identify whether any revision of the LDP should take place or whether any other actions are required.

## The requirement for LDP monitoring

- 1.5 Chapter 7 and Appendix 5 of the LDP set out the monitoring targets and indicators that will be used as a basis for this AMR. These ensure that year on year monitoring is consistent and compliant with the regulatory requirements of LDP Regulation 37. In this context, the AMR is required to:
  - Identify policies that are not being implemented and for each such policy:
    - Outline the reasons why the policy is not being implemented;
    - Indicate the steps that can be taken to enable the policy to be implemented; and
    - Identify whether a revision to the plan is required.

- Specify the housing land supply from the Housing Land Availability Report for that year, and for the full period since Plan adoption.
  - Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since adoption of the plan.
- 1.6 The LDP Manual supplements this requirement by setting out additional factors that should be assessed in the AMR, namely:
- Whether or not the basic strategy remains sound (if not, a full plan review may be needed);
  - What impacts the policies are having globally, nationally, regionally and locally;
  - Whether the policies need changing to reflect changes in national policy;
  - Whether policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant Supplementary Planning Guidance (SPG);
  - Where progress has not been made, the reasons for this and what consequential effects it may have;
  - What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and / or sustainability objectives; and
  - If the policies or proposals need changing, suggested actions to achieve this.
- 1.7 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA). There is, inherently, a cross over between the information used to inform the SEA/SA monitoring and that used to monitor the plan directly. In developing the Plan a Habitats Regulations Appraisal (HRA) was conducted at a project level, identifying where individual assessments may be required at an application stage. The AMR includes an update on the HRA.

### **Format and content of the Annual Monitoring Report**

- 1.8 Inevitably the monitoring process involves the collection and interpretation of significant amounts of information. To ensure that the AMR is easy to read, much of the data analysis that informs the AMR is presented in the Appendices, with the main conclusions presented in the AMR itself.

1.9 The structure of the AMR is as follows:

- Executive Summary - this provides an overall summary of the findings of the LDP AMR.
- Contextual Changes - this section includes an analysis of any change in circumstances outside the remit of the plan that could affect the performance of the policy framework.
- Summary of LDP Monitoring Outcomes - this section identifies the main findings of the monitoring framework, including identifying any policies that have reached their trigger points and any associated actions that are required as a result.
- Summary of Sustainability Appraisal and Habitats Regulations Appraisal Outcomes - this section identifies the main findings of the Sustainability Appraisal and HRA monitoring, identifying the main effects of the Plan and considering whether a review of the plan is necessary on these grounds.
- Conclusions and Recommendations - this section presents the AMR's conclusions and recommendations for actions, including a statement on whether any policies need adjusting and/or whether there are any further amendments to the plan required.
- Appendices - this section includes detailed tables which present the raw data and analysis of the targets and triggers of the monitoring framework.

### **What should be monitored?**

1.10 To monitor the success of the LDP Strategy, the AMR monitors those policies that are identified in Appendix 5 of the Plan as being key to realising the strategy by delivering the strategic objectives. These policies include a mix of Strategic and General Policies.

### **How is the Plan Monitored?**

1.11 Appendix 5 of the Plan identifies the Strategic Objectives of the Plan, the key monitoring outcomes to be achieved, policies to achieve this and relevant indicators, policy targets and triggers for further investigation.

1.12 The indicators set out in Appendix 1 identify what is being measured and the targets identify what would be being delivered by policies, in ideal and uniform circumstances. Triggers for further investigation highlight set points or levels relevant to a target. If an indicator reaches or goes beyond a trigger point, the relevant policy for that target will be identified and considered in the AMR as a potentially failing policy. It should be stressed that not all policies identified and

considered in the AMR will be failing, as there may be legitimate factors that are causing one, or more, of the targets to reach their trigger points.

**Assessment and conclusions**

- 1.13 The AMR firstly considers whether the policies identified in the monitoring process are being implemented. It also considers the Plan as a whole against all of the information gathered to determine whether a complete or partial review of the Plan is necessary.
- 1.14 It is important that the AMR, whilst inevitably reliant on a significant amount of statistical information, also draws on critical analysis of broader context and issues. AMRs progressively should present a measured and considered analysis of all of the information, to ensure effective monitoring of the plan year on year.
- 1.15 The AMR will specifically and directly identify plan performance. If policies are found to be failing, clear recommendations on what needs to be done to address this will be identified in the Conclusions and Recommendations of the Report. Where policies need changing, the AMR will suggest appropriate actions to achieve the desired outcomes.

## 2. Contextual Information

2.1. This section is in two parts:

- The first part summarises those Plans, Policies and Strategies published or significantly amended since the LDP AMR 2 reporting period. Emerging legislation and recent and current consultations are also referred to. Potential implications for the LDP and the way in which it operates and is delivered are identified. Documents published before the 3<sup>rd</sup> AMR monitoring period, and where no significant change has been made, are not included.
- The second part examines broader social and economic data and trends. Those reported here are the ones that have happened during the third year of Plan operation. Consideration is given to whether the trends identified are likely to affect the delivery of the LDP.

### Part 1: Legislative Changes

2.2. Primary Legislation - Wales

- **Environment (Wales) Act 2016 (21/03/16)**

This Act puts in place measures which will allow the planning and management of Wales' natural resources in a pro-active, sustainable and integrated manner. It will help to tackle a range of environmental challenges, establish statutory emission reduction targets, put in place carbon budgeting, improve waste management processes and clarify the law for environmental regulatory regimes. The latter will cover flood risk management, land drainage and also various matters relating to marine licensing and management.

Implications for the LDP – the new Act is already a material planning consideration. Secondary Legislation and Guidance will inform LDP review.

- **Well-being of Future Generations (Wales) Act 2015 (29/04/15)**

This Act seeks to improve the social, economic, environmental and cultural well-being of Wales. Public bodies will be expected to embrace long-term thinking, work better with local people, communities and each other and work in a co-ordinated, joined-up, manner. Seven well being goals have been put in place by the Act:

- A prosperous Wales;
- A resilient Wales;
- A healthier Wales;
- A more equal Wales;
- A Wales of cohesive communities;

- A Wales of vibrant culture and thriving Welsh language; and
- A globally responsive Wales.

The Act seeks to address key challenges relating to climate change, poverty, health inequalities, jobs and growth. The Act is underpinned by the sustainable development concept and well-being duties.

Implications for the LDP – the new Act is already a material planning consideration. Secondary Legislation and Guidance will inform LDP review.

- **Planning (Wales) Act 2015 (06/07/15)**

This Act reforms the planning system in Wales, with a view to making it fair, resilient and supportive of appropriate development. Welsh Government identifies five key objectives which the Act seeks to address:

- Putting in place a modern framework for the delivery of planning services underpinned by the sustainable development concept;
- Strengthening a plan-led approach, with a legal basis put in place for preparation of a National Development Framework and Strategic Development Plans ;
- Improving resilience (including introduction of powers which will allow Welsh Ministers to direct local planning authorities to work together and for local planning authorities to be merged);
- Frontloading and improving the development management system;
- Enabling effective enforcement and appeals; and
- Putting in place new provisions in relation to Town and Village Greens.

Implications for the LDP – the new Act is already a material planning consideration Secondary Legislation and Guidance will inform LDP review.

### 2.3. Welsh Government Regulations

- **Amended LDP Regulations**

The LDP process was revised in 2015, with changes made to the LDP Regulations, to Chapter 2 of Planning Policy Wales and to the LDP Manual.

The amendments to the Regulations are a reflection of a new, more integrated, approach to incorporating Sustainability Appraisal, changed procedures regarding Candidate Sites and Alternative Sites, modified tests of soundness and certain other changes, in particular those relating to plan review and revision.

Implications for the LDP – the new Regulations will be followed for the review of the LDP.

## **Part 2: Policy and Guidance**

### 2.4. Welsh Government Planning Policy Wales

- **PPW edition 8.**

This is the latest edition of PPW and references the following matters:

- Refinement of the LDP process;
- Amendments to the T&CP (LDP) (Wales) Regulations 2005;
- Update of the LDP Manual (edition 2, 2015);
- Withdrawal of LDP Wales: Policy on Preparation of LDPs (2005);
- The provisions of the Well-being of Future Generations (Wales) Act 2015 – introducing 7 well-being goals and the sustainable development principle;
- The Welsh language provisions of the Planning (Wales) Act 2015 – which strengthens consideration given to Welsh language in the planning system;
- The incorporation of planning policies for minerals development into the new chapter 14 of PPW – these were previously in Minerals Planning Policy Wales (MPPW) (2001);
- Development of Welsh Government’s Welsh National Marine Plan;
- The provisions of the Active Travel (Wales) Act 2015; and
- In relation to renewable energy, an update to include references to non-domestic small-scale micro-generation equipment.

Implications for the LDP – the changes to the LDP process will be followed for Plan review.

### 2.5. Welsh Government LDP Manual

- **LDP Manual Edition 2 (2015) – reference document for practitioners – 07/10/15**

This document is designed to be read in conjunction with Part 6 of the Planning and Compulsory Purchase Act, 2004, the LDP Regulations and Planning Policy Wales (in particular Chapter 2). It provides detailed practical and technical advice regarding LDP preparation.

Implications for the LDP – the new edition of the LDP Manual will guide the Council through the revised procedures to be followed when the Plan is reviewed.

### 2.6. Welsh Government Technical Advice Notes

- **TAN 12 Design 2016 – March 2016**
- **Guidance on Design and Access Statements 2016’ March 2016**

The new edition of TAN 12 provides advice on the definition of design, design processes, design issues by topic, local planning authority design policy and advice, design and access statements and sustainable buildings. Key themes are the promotion of sustainability through good design and planning for sustainable buildings. Design and access statements are no longer required for all applications.

Implications for the LDP – the revised TAN 12 is already a material planning consideration and will be taken into account when the LDP is reviewed.

- **TAN 8 Database 2015 – review of wind farm development – 14/09/15**

This provides a summary of the outputs from wind farm schemes of over 5MW in Wales. It includes those under consideration, approved and / or operational. It differentiates between projects of up to 50MW and over 50MW, as there are different consenting regimes for each. It also identifies schemes in TAN 8 Strategic Search Areas.

Implications for the LDP – a Renewable Energy Assessment will underpin the evidence base in this topic area at Plan revision. The 2015 Database will help to inform this.

## 2.7. Welsh Government Letters to Chief Planning Officers

- **The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 – 14/08/15**

This letter concerns the new fee regulations that came into force on 01/10/15.

Implications for the LDP – whilst this primarily affects the Development Management functions of the Council the letter anticipates that LDPs will be both prepared and kept up-to-date.

- **Planning for renewable and low carbon energy – 21/09/15 – including an updated version of the Renewable Energy Toolkit for Planners**

The letter includes the announcement of an updated version of the Renewable Energy Toolkit for Planners. This is a guidance document, to assist local planning authorities to produce renewable energy assessments and develop policies on renewable energy and low carbon energy in their Local Development Plans. The updated document has a new section on solar farm developments.

Implications for the LDP – the updated version of the Renewable Energy Toolkit for Planners will guide the preparation of the Renewable Energy Assessment at LDP review.

- **Environmental Public Health and the Planning System – 02/11/15**

The Environmental Public Health Service in Wales is undertaking work to support the planning process. The aim is to foster and develop enhanced links with local planning authorities and improve engagement within the planning process, including development management and strategic planning activities.

Implications for the LDP – this will provide improved evidence on environmental public health, which may provide relevant material for the LDP review evidence base.

- **Planning (Wales) Act 2015 (Commencement Orders 1 and 2) – 07/12/15**

This letter explains the practical effects of the various provisions contained in these two Commencement Orders. Topics covered include Strategic Development Plans, the National Development Framework, Sustainable Development, the Welsh Language, Local Development Plans and Joint Planning Boards.

In the future LDPs will be required to have an end date, after which the Plan will cease to be a Development Plan for the purposes of decision making. Section 13 prevents withdrawal of an LDP, up to the point of submission for examination, without the prior approval of the Welsh Ministers. Section 14 enables the Welsh Ministers to direct two or more local planning authorities (not including National Park authorities) to prepare a joint LDP. These powers came into force on 04/01/16.

Implications for the LDP – the position regarding Strategic Development Plans in SW Wales is not clear at present, but it is probable that there will be one for the Swansea area at some stage. Once the National Development Framework is in place, all LDPs will be brought into accordance with its provisions. The commitment to a plan-led system based on up to date LDPs remains. At Plan review, further consideration will need to be given to Welsh language matters.

- **Publication of the Positive Planning Implementation Plan – 10/12/15**

The Positive Planning Implementation Plan pulls together items of supporting secondary legislation, improvement projects and programmes delivered by the Government in pursuing a positive planning agenda. It also sets out priorities and timescales for delivery during the Assembly term to May 2016. There is an indication of timescales post May 2016, although subject to ratification by the new Welsh Government following its election.

Implications for the LDP – the Implementation Plan will have to be taken into consideration when the LDP is reviewed.

- **Energy policies in LDPs – 10/12/15**

The letter explains that Welsh Government would like to see more use of spatial policies in LDPs, to reflect its aspirations for renewable energy.

The Minister for Natural Resources is encouraging the take-up of small and medium scale renewable and low carbon energy projects. LDP policies to enable delivery are anticipated, as are development management decisions consistent with national and international climate change obligations.

The planning system in Wales is expected to identify and protect areas with renewable energy generation potential for the long term. Welsh Government says this should be done, irrespective of shorter term decisions on financial support and regulatory regimes being taken by the UK Government.

Implications for the LDP – this letter will need to be taken into consideration in preparation of the Renewable Energy Assessment to support LDP review.

- **Agricultural Land Classification Reports – 13/01/16**

Welsh Government advises that local planning authorities are required to consult it before granting permission for any proposals which do not accord with the Development Plan and would involve the loss (both permanent and temporary) of 20 ha or more of Best and Most Versatile agricultural land. This includes losses of less than 20 ha which are likely to lead to losses of more than 20 ha eventually. Welsh Government further advises that any loss of Best and Most Versatile agricultural land may be a material consideration in the determination of planning applications.

Welsh Government recognises that to apply the policy on Best and Most Versatile agricultural land, it is important that local planning authorities have accurate land quality information. The Provisional Agricultural Land Classification (ALC) map for Wales 'is not accurate at a site specific scale'. Welsh Government advises that information should be obtained from a detailed Agricultural Land Classification survey and offers a free ALC report validation service, which local planning authorities are encouraged to use.

Welsh Government is preparing Best Practice Guidance and updated ALC maps for Wales.

Implications for the LDP – the availability of the validation service will help in an LDP context for allocations.

A number of letters issued had implications for Development Management, including:

- **Developments of National Significance – 01/03/16**
- **Renewable Energy Projects – 16/03/16**
- **The Town and Country Planning (Notification) (Underground Coal Gasification) (Wales) Direction 2016**
- **Welsh Government’s approach to shale gas applications – 14/08/15**

#### 2.8. Welsh Government Policy Clarification Letters

- **CL-01-15 – updates to TAN 11 Noise – Noise Action Plan (2013-18) Commitments**

This letter reflects updated British Standards and also legislative changes that have occurred since TAN 11 was published in 1997.

One element of the letter draws attention to elements of noise policy that are already in place concerning transport-related noise-generating activities.

Implications for the LDP – this will be taken into account when the LDP is reviewed.

- **CL-01-16 – Planning and Childcare in Wales**

This letter restates the importance of childcare provision. It covers the relationship between planning, child-minding and day-care provision.

Implications for the LDP – this will be taken into account when the LDP is reviewed.

#### 2.9. Welsh Government Planning Guidance and Leaflets

- **Practice Guidance – Planning for Renewable and Low Carbon Energy – A Toolkit for Planners – 21/09/15**

An updated version of the Toolkit was published in September 2015, providing revised methodology for the development of the evidence base.

It includes a section on how to assess the potential for solar farm developments. It also provides advice on how to move from renewable energy assessments to the development of LDP policies.

Implications for the LDP – the updated version of the Renewable Energy Toolkit for Planners will guide the preparation of the Renewable Energy Assessment at LDP review.

- **Practice Guidance – Building an Economic Development Evidence Base to Support a Local Development Plan – 25/09/15**

This Welsh Government Practice Guidance provides step-by-step advice to local planning authorities on how to build an evidence base to support LDP employment land strategies and policies.

It builds on advice contained in Planning Policy Wales (Chapter 7) and in TAN 23 on Economic Development. Local planning authorities are not bound rigidly by its provisions, so can vary the approach taken if there are good reasons to do so.

The Guidance advocates preparation of a Larger than Local Employment Evidence Base, in collaboration with neighbour authorities. It also proposes a Local Employment Evidence Base, in the form of an Employment Land Review.

The Guidance also strongly recommends the development of an economic vision to support LDPs, underpinned by evidence. It is suggested that this be set out in draft form early in the Plan process and allowed to evolve as the process continues.

Implications for the LDP – preparation of a ‘Larger than Local’ Employment Evidence Base will be progressed in partnership. For the local Employment Land Review, the Council has changed the methodology for its employment surveys to better fit with the new requirements. The 2016 survey will be conducted jointly with the National Park Authority.

- **Index of Planning Policy Guidance for Wales – 17/12/15**

Implications for the LDP – a signposting document only.

- **Houses in Multiple Occupation: Practice Guidance – 25/02/16**

Implications for the LDP – this guidance is about management and control of HMOs, rather than policy change. It is unlikely to have any significant implications for the LDP.

- **Site and Context Analysis Guide: Capturing the Value of a Site – 16/03/16**

Implications for the LDP – this primarily affects the Development Management functions of the Council.

2.10. Welsh Government's closed consultations, 2015/16

- **Geological Disposal of Higher Activity Radio-Active Waste – Community Engagement and Implementation Processes – 19/05/15 to 18/08/15**

Welsh Government has already taken the decision to adopt a policy for the geological disposal of higher activity radioactive waste. In so doing, it concluded that only geological disposal could offer a route for the whole inventory of waste for disposal.

Implications for the LDP – this is unlikely to affect the LDP.

- **The Planning (Hazardous Substances) (Wales) Regulations 2015 – 11/02/15 to 08/04/15**

Welsh Government is responsible for transposing the land use planning requirements of the Seveso III Directive in Wales. It has done this by amending and updating the existing hazardous substances consent regime and by ensuring that the aims of the Directive are taken into account in planning policies and decisions.

Implications for the LDP – this will be taken into consideration when the LDP is reviewed.

- **Proposed changes to the Environmental Impact Assessment Regulations and Local Development Orders – 26/03/15 to 18/06/15**

This consultation proposed the following:

Implications for the LDP – this is unlikely to affect the LDP.

- **Developments of National Significance – 20/05/15 to 12/08/15**

Implications for the LDP – this primarily affects the Development Management functions of the Council

- **Secondary legislation for Development Management – 19/06/15 to 11/09/15**

Implications for the LDP – this primarily affects the Development Management functions of the Council.

- **Further secondary legislation for Development Management – 03/08/15 to 26/10/15**

Implications for the LDP – this primarily affects the Development Management functions of the Council.

- **Proposals relating to Strategic Planning Panels Regulations: Composition and Financial Matters – 10/08/15 to 02/11/15**

Strategic Planning Panels were introduced through the Planning (Wales) Act 2015. These would be responsible for preparing Strategic Development Plans (SDPs). Under these proposals, a Strategic Planning Panel would become a public body within Wales and would have a single function relating to plan making. It would also have corporate body status and be formed of both local authority members and nominated members from social, economic and environmental groups. The proposals include detailed requirements regarding Panel composition and various financial matters.

Implications for the LDP – it is probable that there will, in due course, be a Strategic Development Plan for the Swansea area. It is uncertain when this might come forward or what area it might cover, but is considered unlikely to have implications for PCC LDP review.

- **Proposed changes to Planning Policy Wales Chapter 10 and Technical Advice Note (Wales) (TAN) 4: Retail Centre Development – 03/09/15 to 26/11/15**

This consultation related to the updating of Chapter 10 of Planning Policy Wales and to a complementary revision of TAN 4. The key objective is to enhance the vitality, attractiveness and viability of established centres.

With regard to PPW, Welsh Government proposes:

- Revised objectives for retail planning policy, including the need for flexibility in responding to market changes;
- Stronger emphasis on the need for retail policies to be framed by a retail strategy in Local Development Plans, complemented by master-plans and place plans, to assist in the delivery of the strategy;
- A requirement for LDPs to set out a locally-derived hierarchy of centres;
- Clear guidance on uses subject to the sequential test; and

- Revised policies for dealing with new uses and centres undergoing change and a consistent approach to terminology.

With regard to TAN4, comprehensive revision is proposed, with technical advice being provided in the following topic areas:

- Retailing objectives;
- Centre hierarchies;
- Retail strategies, masterplans and place plans;
- Retail needs tests;
- The sequential test;
- Retail frontages;
- Changes of use and development management;
- Local Development Orders; and
- Monitoring indicators.

Implications for the LDP – Once published (during AMR 4) these will become material planning considerations, to be taken account of in review of the LDP.

- **Building Regulations 2010, Approved Document R – Physical Infrastructure for High-Speed Electronic Communications Networks – 01/12/15 to 12/01/16**

Implications for the LDP – this is unlikely to affect the LDP.

- **Proposed Changes to Technical Advice Note (Wales) (TAN) 20: Planning and the Welsh Language – 04/01/16 to 30/03/16**

Welsh Government has proposed revisions to TAN 20 to reflect provisions contained in the Planning (Wales) Act 2015 that relate to the Welsh language. Elements of the TAN 20 Practice Guidance document have also been incorporated into the new version of the TAN, to ensure that all relevant guidance is available in one place.

The revised TAN 20 provides guidance on how Welsh language considerations should be taken account of by local planning authorities when Local Development Plans are prepared and decisions on planning applications are made.

The proposed changes relate to the following matters:

- The link between planning for the Welsh language through land-use planning and community planning;
- Clarification that decision makers may take the language into account where it is material to the application; and
- Use of language impact assessments in certain specified circumstances.

Implications for the LDP – when the new version of TAN 20 is finalised, it will become a material planning consideration and will need to be taken into account in review of the LDP.

- **Proposals relating to the Statement of Public Participation for the National Development Framework – 01/02/16 to 25/04/16**

The National Development Framework (NDF) was introduced through the Planning (Wales) Act 2015. It will be a national land-use Development Plan. It will set out the Welsh Government's social, economic and environmental spatial planning objectives for the next 20 years.

This consultation was the first stage in the process of preparing the NDF, which is preparation of a Statement of Public Participation. This sets out the key stages and timetable for preparing the NDF and the steps the Welsh Government will take to engage stakeholders and the public. Details of SA and SEA processes are also to be set out at this early stage.

Implications for the LDP – this consultation relates to public participation in conjunction with National Development Framework preparation by Welsh Government. As such, it is unlikely to affect the LDP, but PCC will need to take an active role in responding to consultations on the emerging NDF.

- **Informal consultation on Place Plans – closed 07/12/15**

Welsh Government intends to provide guidance on how the proposal for Place Plans, which forms part of the Planning (Wales) Act 2015, can come forward through Supplementary Planning Guidance.

Implications for the LDP – The relationship of Place Plans with the LDP may need to be considered at LDP review.

- **Well-being of Future Generations Act – consultation on indicators – closed 11/01/15**

Welsh Government has consulted on a draft set of indicators, chosen to monitor the Well-being of Future Generations (Wales) Act 2015. These are draft National Well-being Indicators, to be used to measure progress towards delivery of the seven well-being goals set out in the Act.

Implications for the LDP – this consultation referred to WFG indicators to support the well-being goals of the Act. The Act is already a material planning consideration and will be taken into consideration when the LDP is reviewed.

- **Building Regulations Sustainability Review – 01/03/16 to 24/05/16**

This consultation concerned Welsh Government's proposals to incorporate aspects of the previous Sustainable Buildings National Planning Policy (and related TAN 22) into the Building Regulations in Wales. The intention was to incorporate the non-energy elements of the Code for Sustainable Homes / BREEAM into the Building Regulations. A subsequent review confirmed that a number of components had potential for incorporation into Building Regulations.

Implications for the LDP – the cancellation of the Sustainable Buildings National Planning Policy and TAN 22 will be taken into consideration when the LDP is reviewed. Matters previously dealt with through these documents have for the most part been incorporated into the Welsh Building Regulations and will be progressed outside the Planning system.

- **Proposed changes to Planning Policy Wales Chapter 6 – The Historic Environment – 21/03/16 to 13/06/16**

Various changes to Chapter 6 of Planning Policy Wales are proposed, to ensure that:

- National planning policy meets Welsh Government objectives for a well-protected and accessible historic environment; and
- National planning policy takes due account of recent legislation and guidance on protection and sustainable management of the Welsh historic environment that has, or is in the process of being, prepared.

Implications for the LDP - when Chapter 6 of PPW is finalised, it will become a material planning consideration and will need to be taken into account in review of the LDP.

#### 2.11. DCLG consultation

- **Community Infrastructure Levy review – 19/11/15 to 15/01/16**

CIL was first introduced in April 2010, to provide a faster, fairer, more certain and transparent means of collecting developer contributions to infrastructure than individually negotiated Section 106 planning obligations. This review aimed to assess the extent to which CIL provides an effective mechanism for funding infrastructure. It will recommend changes that would improve its operation, in support of the UK Government's wider housing and growth objectives.

Implications for the LDP – at present a Community Infrastructure Levy hasn't been introduced by Pembrokeshire County Council. The Review recommendations, once published, will inform PCC consideration of CIL alongside Plan review be considered when the LDP is reviewed. .

### Part 3: Pembrokeshire County Council Documents:

- 2.12. Progress with LDP Supplementary Planning Guidance (SPG) preparation and with other key historic environment and regeneration work
- **LDP SPG on Affordable Housing** came into force on 14/09/15, following public consultation on a draft between 20/05/15 and 02/07/15. This replaces an earlier version.
  - **Draft Renewable Energy Supplementary Planning Guidance** was subject to public consultation between 24/02/16 and 11/04/16. The document will be finalised in AMR year 4.
  - **Draft Planning Obligations Supplementary Planning Guidance** has been prepared jointly by the Council and the National Park Authority. It will be finalised in AMR year 4, at which stage it will replace the existing SPG on this subject.
  - **Conservation Area Character Appraisals and Management Plans:** work has progressed with draft CACAs / CAMPs for Fishguard, Goodwick and Lower Town Fishguard and associated consideration of the need for Article 4 Directions, ready for consultation in AMR year 4.
  - **Haverfordwest Town Centre Regeneration:** Progress with preparation of a draft Vision for the Future of Haverfordwest Town Centre, ready for consultation in AMR year 4.

### Part 3: Commitments from AMR 2 to report back

- 2.13. Commitments to report back in more detail from AMR 2 (where not already reported):
- NRW – Flood Risk Management Plan – Western Wales (‘Managing the risk of flooding in the Western Wales River Basin District’)

This document was published in 2015 following public consultation. It covers flooding from main rivers, the sea and reservoirs. Flood Risk Management Plans identify the risk from flooding and then set out objectives and measures for managing that risk. They collate information about all sources of flooding and coastal erosion. This information is then used to inform, prioritise, make investment decisions and determine work programming.

Implications for the LDP – this Plan will need to be taken into consideration when the LDP is reviewed.

- NRW – River Basin Management Plans – 3 catchments in SW Wales

In December 2015 the Western Wales River Basin Management Plan for 2015 to 2021 was published. This was the second iteration of this Plan, the first having been published in 2009. The purpose of the Plan is to protect and improve the water environment for the wider benefits to people and wildlife. It includes a summary of the Programme of Measures needed to achieve the objectives of the Water Framework Directive, together with the predicted environmental outcomes, over the next six years. It also incorporates information on classification of water bodies and on statutory objectives for water bodies.

Implications for the LDP – this Plan will need to be taken into consideration when the LDP is reviewed.

- **Plans for Local Government re-organisation**

This remains for further consideration in AMR 4 reporting year, as an important consideration for LDP Review.

- **Independent Review of Designated Landscapes in Wales** – published 29/10/15

This was an independent review, to ensure that the designated landscapes of Wales were equipped to meet current and future challenges. The Review was published on 29/10/15 and makes 69 recommendations, relating to purposes, principles, vision, governance models, planning and funding. The key recommendations were:

- That no change should be made to the name or legal status of National Parks or Areas of Outstanding Natural Beauty;
- That the support and delivery role of other bodies should be strengthened; and
- That a National Landscape Committee should be created.

An independent Panel has been established to consider the feasibility of the recommendations.

Implications for the LDP – separate LDPs will continue to be prepared by the Council and the National Park Authority, but on the basis of much common ground and a commitment to work together wherever feasible.

- **Welsh Government National Transport Plan, 2015**

The National Transport Finance Plan was published in July 2015. It sets out the Welsh Government's investment proposals for the transport services for which it is responsible. It sets out detail of how the proposals in the Wales Transport Strategy for 2015 onwards will be delivered. The Plan has four purposes:

- To provide the timescales for financing the schemes to be undertaken by the Welsh Government;
- To provide the timescale for delivering these schemes;
- To set out the estimated expenditure required to deliver the schemes; and
- To identify the likely source of finance to allow delivery to take place.

Many of the proposals are of a general nature and apply across Wales. The site-specific proposals include the following:

- R25d – A.477 Pembroke Dock to Johnston – 2016/17 to 2018/19 ;
- R10 – develop assessment criteria and a prioritised list of new station proposals for further consideration – the list includes Templeton (which currently has no station); and
- R15 – Improvements to the A.40 between Llanddewi Velfrey and Penblewin – possible public inquiry in April 2017, start anticipated for Autumn 2017, finish anticipated by Autumn 2019.

Implications for the LDP – the list of safeguarded transport infrastructure schemes will need to be updated when the LDP is reviewed.

- **Waste Monitoring**

Carmarthenshire County Council is lead authority for preparing Waste Planning Monitoring Reports for South West Wales.

An initial draft of the Monitoring Report for 2014/15 (2014 only for NRW inputs) was circulated to the authorities in early 2016. A second draft was submitted to Welsh Government in June 2016. At the time of writing (July 2016) a third draft was anticipated, with publication by Welsh Government anticipated for September 2016.

The Waste Planning Monitoring Report for 2016/17 is expected to be ready in March 2017.

Implications for the LDP – the Monitoring Reports will need to be taken into consideration when the LDP is reviewed.

- **Regional Technical Statement for Aggregates – 1<sup>st</sup> Review – including Appendix B on South Wales**

It was reported in LDP AMR 2 that there is a new approach to land-based apportionments for aggregates in SW Wales. This looks at the land-bank in Pembrokeshire, Ceredigion and Carmarthenshire in combination (in effect the area of the former County of Dyfed). Collaborative work to address apportionment has commenced and will continue.

PCC's LDP is based on a Pembrokeshire-wide assessment of the mineral reserve. When the Plan is reviewed, it will need to reflect the new regional approach to apportionment.

The SW Wales Minerals Planning Group continues to meet to discuss apportionment, with future terrestrial sand and gravel production sites being a key issue. There is also an objective to progressively reduce production of minerals in National Park locations. Treatment of dormant mineral sites is also changing and will need to be reflected when the LDP is reviewed.

Implications for the LDP – when the Plan is reviewed, the new approach to apportionment and to the treatment of dormant sites will need to be taken into account. This will require continuation of collaborative work with Carmarthenshire and Ceredigion County Councils and the Pembrokeshire Coast National Park Authority.

- **Dwr Cymru / Welsh Water – AMP 6**

DCWW has consulted on the broad principles for Asset Management Plan 6 (AMP 6), which is for the period 2015 to 2021 and has published its Business Plan for 2015 - 2020. This identifies one major infrastructure development for Pembrokeshire, under the heading of ensuring sufficient water to meet demand, coping with a changing climate and dealing with changes to licences: implementing a scheme to move water from Bolton Hill to Preseli. This will be achieved through utilisation of an alternative licensed abstraction arrangement and the construction of new mains at Cleddau Bridge at a cost of £6m. Other investments are described in terms of strategic approach, rather than named locations, a departure from previous plans

Implications for the LDP –DCWW investment decisions have ramifications for the deliverability of LDP allocations and windfall sites. LDP review will be reliant on detailed information from DCWW on localised investment proposals and timing.

2.14. Neighbouring Authorities' Local Development Plans

- Pembrokeshire Coast National Park – Preliminary work has commenced on the review of the National Park Authority's LDP.

There has been public consultation on the draft Review Report, draft Replacement Plan Delivery Agreement and draft Scoping Report for Sustainability Appraisal.

- Ceredigion County Council – the Ceredigion LDP was adopted on 25/04/13. The four year date for commencement of LDP review is 25/04/17.
- Carmarthenshire County Council – the Carmarthenshire LDP was adopted on 10/12/14. The four year date for commencement of LDP review is 10/12/18.

## Part 2: Social and Economic Data and Trends

### Welsh Government Population and Household Projections

2.15. The implications of the 2011-based Local Authority Population and Household Projections for Wales, which reflect the data from the 2011 Census, were discussed in the first AMR. No new population and household projections have been produced during the 2015 monitoring period.

### Current context, trends and local regeneration issues

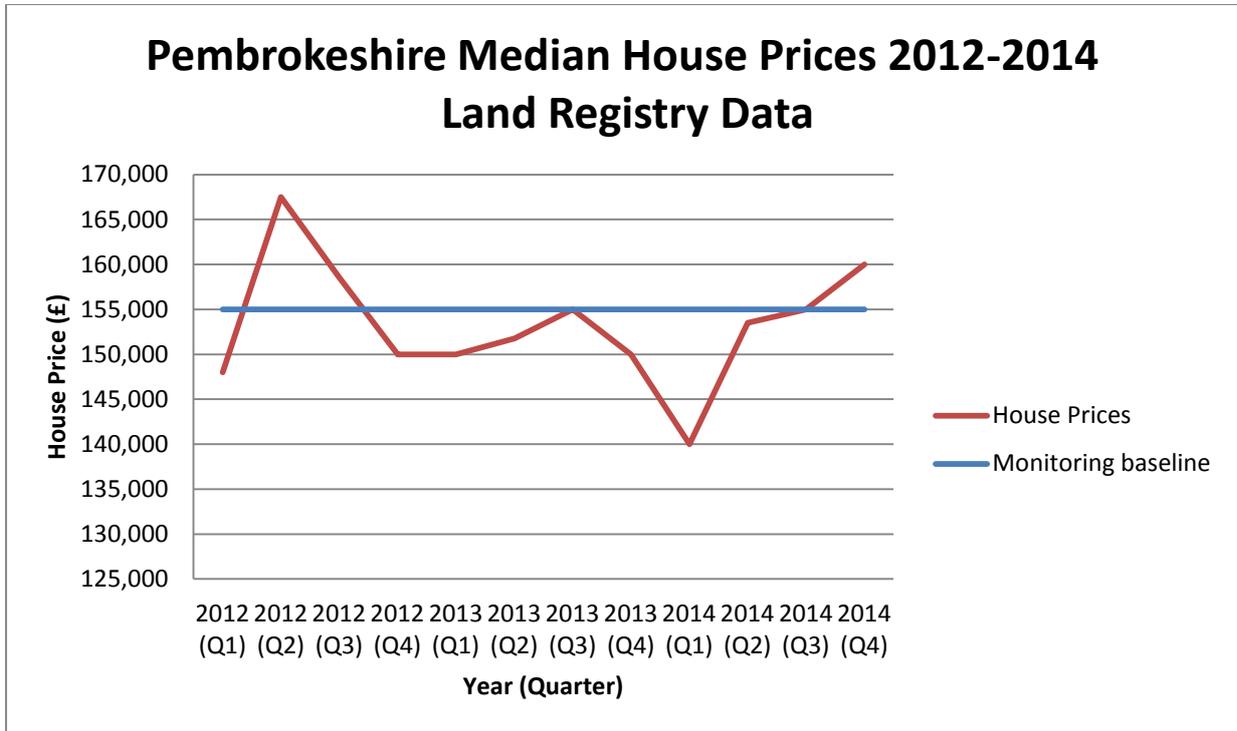
#### Employment and Earning Indicators

Indicator	Pembrokeshire (including the National Park)	Wales	GB
Unemployed December 2012	6.4%	8.3%	7.9%
Unemployed December 2013	7.1%	7.9%	7.5%
Unemployed December 2014	5.7%	6.8%	6.2%
Unemployed December 2015	5.1%	5.9%	5.2%
In Employment December 2012	69.4%	67.3%	70.7%
In Employment December 2013	69.4%	68.9%	71.3%
In Employment December 2014	71.6%	69.5%	72.4%
In Employment December 2015	72.7%	70.3%	73.6%
Gross weekly pay 2012	£419.9	£454.9	£508.3
Gross weekly pay 2013	£478.83	£475.3	£517.9
Gross weekly pay 2014	£432.5	£479.4	£520.8
Gross weekly pay 2015	£430.0	£473.4	£529.0

Source: Nomis website, 2016 – [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

2.16. Indicators on economic activity in the table above show general consistency in the economy in Pembrokeshire, Wales and Great Britain in the period before the LDP was adopted and period post adoption. There have been some fluctuations in levels but these are not considered to be significant enough to have an impact on the way in which the Plan is operating.

**House Prices**



- 2.17. The Council regularly monitors house prices and other indicators of local housing market conditions. If such conditions are considered significant enough in nature to change the financial viability of development, the Council will re-assess the viability evidence which influenced the LDP targets for Affordable Housing. The LDP lifespan is from its adoption (2013) until 2021 and this monitoring is essential to ensure that it is sufficiently flexible and resilient to economic changes and that the targets used to negotiate affordable housing remain robust.
- 2.18. The trigger for re-assessing viability evidence is an increase in house price by 5% or more above the base price of 2012 of £155,000, sustained over 2 quarters. Should this trigger be met, then the Authority would consider other indicators identified in the Affordable Housing SPG and may conduct additional viability testing.
- 2.19. A 5% increase on the baseline figure would equate to an increase of £7,750. Since then house prices have been below this level and in the last quarter of 2015 were £155,000. This means that there have not been changes of sufficient significance in house prices to require the Authority to re-assess its viability work.

## Major Development Sites

2.20. The LDP identifies four strategic employment sites in policy SP 3. A brief summary of progress at each is set out below:

- Blackbridge – the land has been sold to a developer. Pre-application discussions have taken place for a biomass energy project.
- Pembrokeshire Science and Technology Park – a new industrial building in the SE part of the site (consent 14/0219/PA) has been completed. Aside from this, there has been no change at this site since the last AMR.
- Withybush Business Park – there has been no major change at this site. Permitted year 2 applications included proposals for a class B8 commercial unit (14/0509/PA) and a place of worship (13/0682/PA). In year 3, the place of worship proposals have been modified, but no further consents issued.
- Trecwn – permission was granted for construction and operation of a diesel-fired peaking plant in September 2012 (11/0462/PA) within the LDP's strategic employment allocation. This has not yet been developed. In April 2015, consent was granted for construction of a wood-fuelled power station to generate energy from biomass (14/0300/PA) outside the allocated area, but within Trecwn Valley.

2.21. Other developments affecting major sites that emerged during year 2 include:

- Milford Marina – an outline planning application has been submitted by Milford Haven Port Authority for a mixed use development (14/0158/PA). This includes proposals in use classes A1, A2, A3, B1, B2, C1, C2, D1 and D2. Specific reference is made to commercial, retail and fishing uses. There are also proposals for up to 160 dwellings, up to 70 additional marina berths, replacement boat yards, landscaping, public realm enhancements, access, ancillary works and demolition of some existing buildings. The application was recommended for approval by Planning Committee in February 2015. The consent has not yet been issued because the related S.106 agreement has yet to be signed.
- The South Hook Combined Heat and Power Plant proposal (500MW) at the LNG (liquefied natural gas) terminal was granted planning permission by the UK Government in October 2014. The project was a partnership involving Qatar Petroleum, Exxon Mobil and Elf Petroleum UK, was due to be operational by 2018. However, the scheme has been cancelled, due to falling prices in the energy market, with the operating licence handed back. Part of the South Hook site is within the Council's planning area.

- The Milford Haven (Murco) Refinery site closed with significant local job losses. This site has since been purchased by Puma Energy. The new owners have converted much of the site into a storage facility.
- The Ministry of Defence had previously announced closure, by 2018, of the Cawdor Barracks site at Brawdy. However recent statements (September 2015) have confirmed that this is no longer the case and that there are now no plans to relocate the Signals Regiment.

2.22. Future AMRs will update progress towards the delivery of the four strategic employment sites. They will also track progress on other major sites mentioned in this section.

### Summary of Implications for the LDP from Contextual Changes

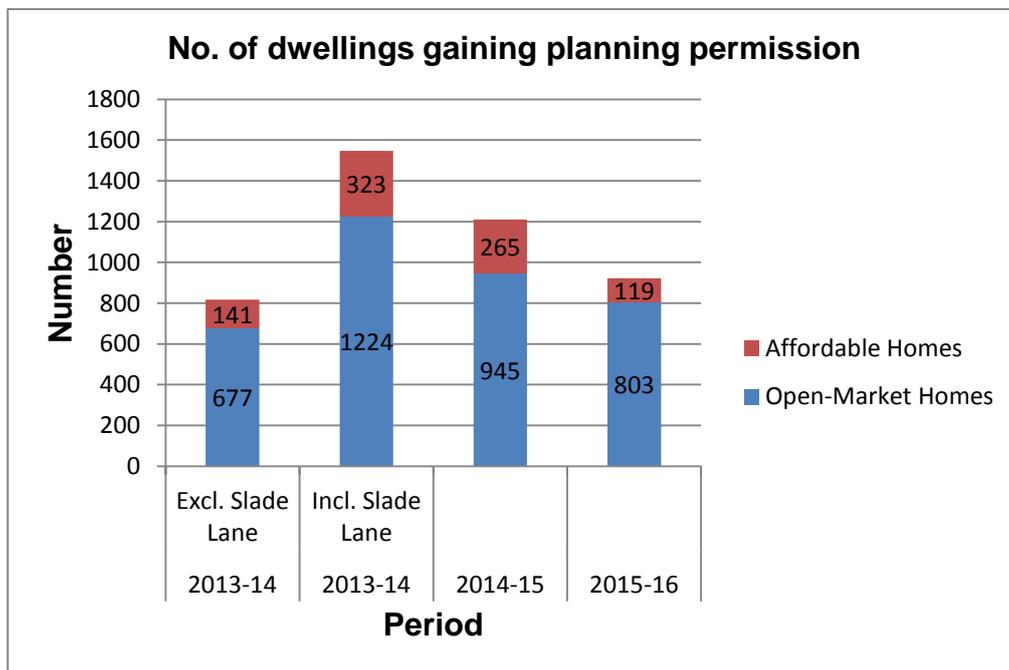
- 2.23. There are no contextual changes currently identified that indicate a requirement for early review of the Plan.
- 2.24. Future AMRs will provide further updates on the issues emerging from new or amended legislation, policy and guidance. They will also reference other new information that may affect implementation of the LDP.

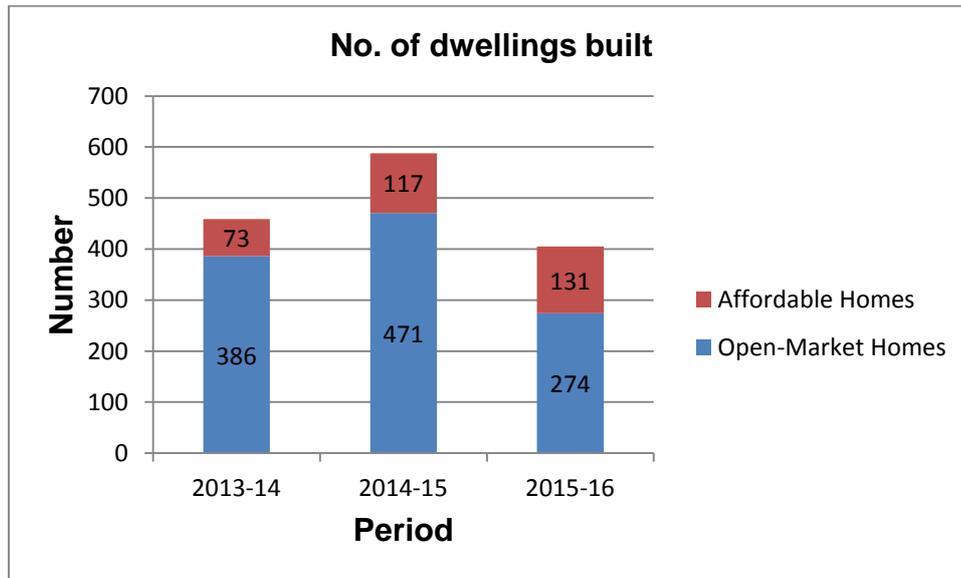
### 3. Summary of LDP Monitoring Outcomes

3.1. The main headlines from the monitoring information are:

#### Housing

3.2. The number and proportion of planning permissions for new residential development (where there was a net gain of a dwelling), were broadly in accordance with the settlement strategy of the LDP, however a fall in the number of units permitted in the Hub Towns for the first time since the Plan was adopted meant a lower percentage than the target (39% instead of 50% of permissions within Hub Towns). In total 922 new residential dwellings were conditionally approved across the Plan area between April 2015 and March 2016. Of these, 356 were located within Hub Towns, which equates to 39% of all residential permissions. Considered against the ‘3-year trigger of 50%, the hub town consents are at performing well, at 63.5%. Elsewhere the percentages were in line with the strategy of the LDP. A slightly higher percentage of development in the Countryside reflects a range of applications for conversions, rural enterprise dwellings and One Planet Development proposals, all of which are in compliance with the LDP.





- Housing delivery – 405 completions (2015-2016), in comparison with 588 completions (2014-2015), 459 in 2013-2014 and 288 in 2012-2013, meeting monitoring target. Of these 65% in Hub Towns, 2.6% in Narberth (Rural Town), 29% in other rural settlements and 3.1% in countryside areas. Indicates delivery in accordance with the strategy of the Plan.
- Housing permissions – 922 homes granted planning permission. Of these 39% in Hub Towns, 5% in Narberth (Rural Town), 50% in other rural settlements and 7% in countryside areas. Whilst this demonstrates a reduction in urban focus as compared with previous years the Plan is still compliant with the monitoring target, with consents in hub towns of 63.5% over a 3 year period. Indicates delivery in accordance with the strategy of the Plan.
- Housing Land supply for the reporting year was 5.0 years, indicated by 2014-2015 JHLAS (requirement is for a 5 year land supply). 2015-2016 JHLAS is currently being considered by the Study Group.
- Overall good performance indicated with targets across a range of indicators being met. Other housing indicators suggest a slight slowing of the market in AMR 3, both in terms of permissions granted and in terms of units built. 405 new dwellings were built in this monitoring period. The target of 15% of affordable housing has been met for completions but not for permissions this year. However the trigger for further investigation has not been met. The overall drop in permissions granted for units this year, combined with a drop in applications in the larger settlements has meant that many of the permissions granted are on sites which are below the threshold for affordable housing. This issue will continue to be monitored next year.
- In terms of the strategic housing sites identified in the Plan, planning permission was gained for 729 residential homes on the sites identified

at Slade Lane North and 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 and 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 and a bond received by the Authority. The Sewage bond and utility infrastructure agreement have been completed and bonds paid. A land transfer for Education purposes has also taken place. Feedback from the applicant to the JHLAS process in 2016, suggests that work on the site is likely to commence in 2017.

- House Price Monitoring – there is no evidence to indicate a need to adjust Affordable Housing contribution targets.
- Density – density is slightly above target on allocations and on urban windfall sites, but marginally below target on rural settlement windfall sites at 24 dwellings per hectare compared with 25 target, well above the trigger for further investigation on rural windfall sites.

### Employment

- 3.3. Monitoring targets are being met. Good levels of Employment buildings built on permissions granted post LDP adoption. Need to continue monitoring progress on delivery of strategic employment sites and on other Employment and Mixed use allocations.
- The Employment Land Survey 2015 records an increase in the baseline site area from 1137 to 1145 ha between 2013 and 2015. The site area in use reduced from 945 to 829 ha between 2013 and 2015. The vacant area on monitored sites increased from 193 to 316 ha. The latter figures mainly reflect the temporary cessation of use at the Milford Haven Refinery. Further details, including spatial and use class disaggregations, are available in the published report.
  - There is no permission yet on the Blackbridge Strategic Employment site. Land at Waterston and Blackbridge (previously owned by the Council and Welsh Government) has been sold to a developer.
  - During AMR year 3, permission was granted for a modular office compound on land adjacent to Warrior Way, Pembroke Dock (which has now been built). This site forms part of the Strategic Employment Allocation at Pembrokeshire Science and Technology Park, Pembroke Dock.
  - There were no employment permissions granted during AMR year 3 at either the Withybush Business Park or Trecwn Strategic Employment Sites. However, permission was granted for a wood-fuelled power station to generate energy from biomass at Trecwn but outside the strategic allocation on 14/04/15.

**Gypsy Travellers**

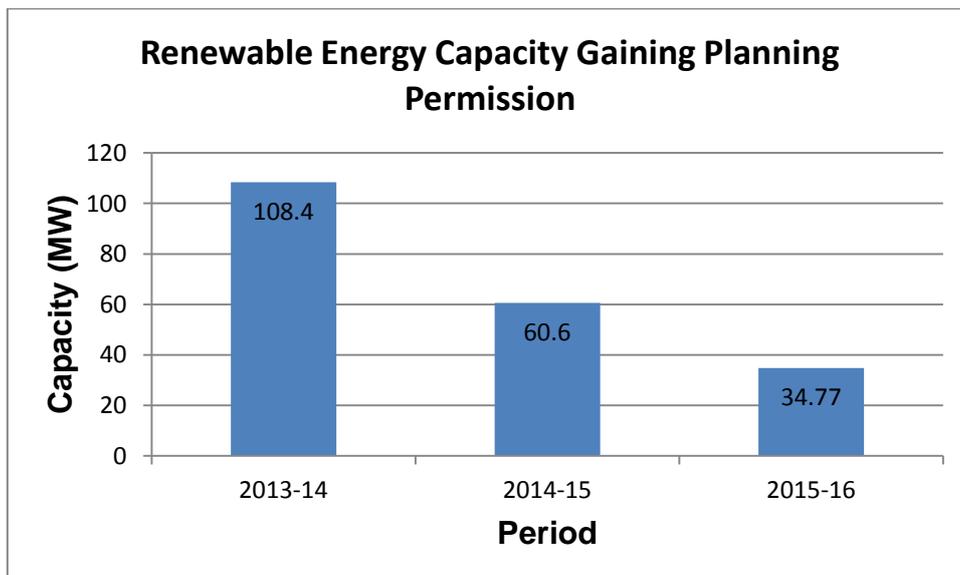
- 7 additional pitches permitted in AMR 3 period. Total permitted since GTANA 2010 is 26.
- A draft GTAA was produced in 2015, in line with new guidance published to accompany the Housing (Wales) Act. This draft GTAA was submitted to Welsh Government in February 2016 and indicated a need for 33 pitches between 2015 and 2020 – a lower need than that indicated in the previous assessment.

**Infrastructure:**

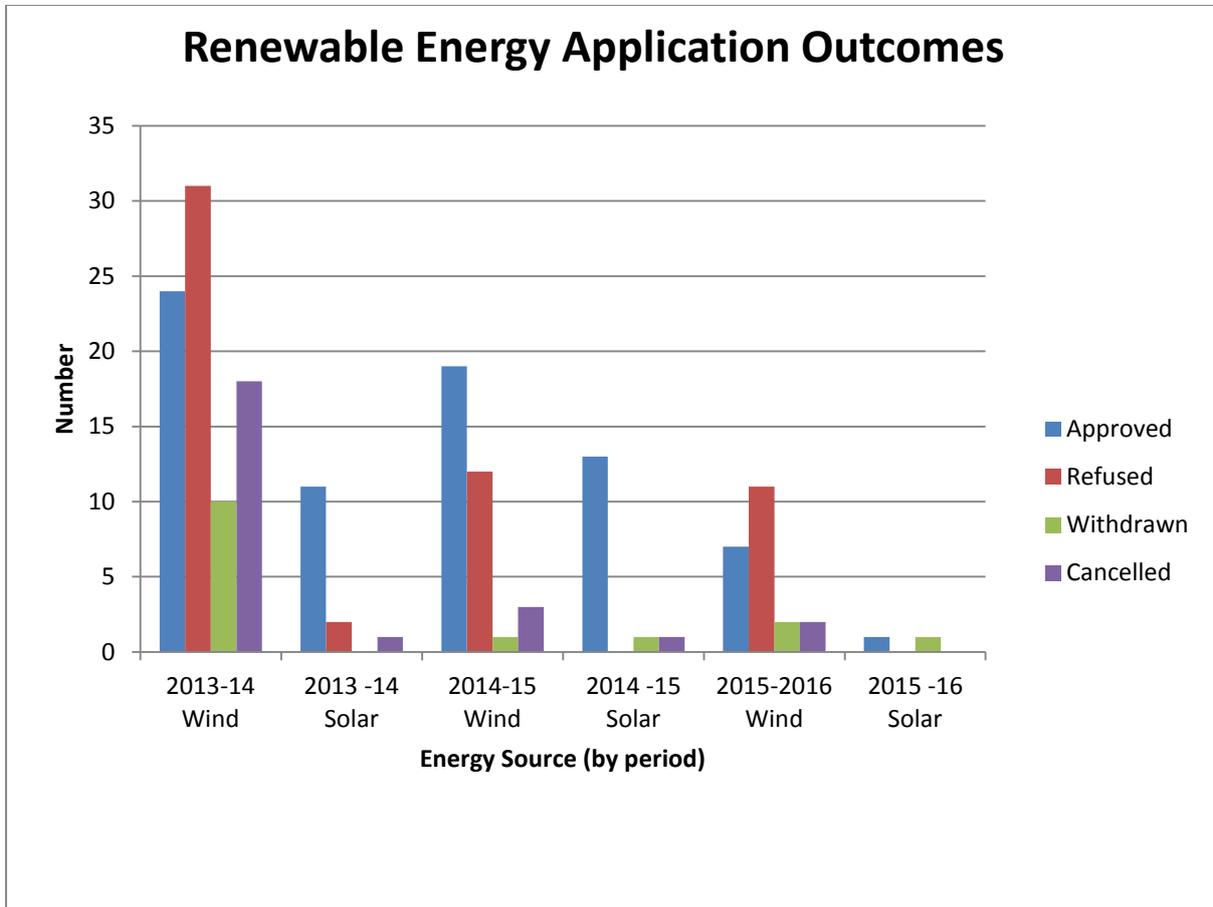
**a. Renewable Energy Decisions**

- 34.77MW capacity was permitted (30MW of which relates to wood-fuelled power station to generate electricity from biomass at Trecwn). This compares with 68.6MW permitted in AMR year 2 and 108.4MW permitted in AMR year 1.
- 22 wind turbine applications were determined, 7 conditionally approved, 10 refused, 2 cancelled, 2 withdrawn and 1 dismissed on appeal following non-determination. Also, 4 proposals for wind turbines were dismissed on appeal, following refusal in AMR year 2. There was a drop in applications in comparison with AMR 2,.
- 2 solar park applications were determined, one of which was conditionally approved and one of which withdrawn. Also several decisions on smaller-scale proposals to install solar PV panels, all but one approved. This is a big reduction on AMR year 2.

**Renewable energy capacity gaining planning permission (MW capacity)**



**Renewable energy application outcomes (application numbers, taking account of appeal decisions)**



**b. Transport - Progress on delivering safeguarded schemes**

- The Bulford Road link (Johnston to Tiers Cross), constructed during the AMR 2 and 3 periods was completed in July 2015.
- Work continued on the Southern Strategic Route between the A.477 and the south-shore industrial sites with many elements completed. However, some further components of the scheme have yet to be started, including a new link road and roundabout at Maidenwells.
- Work is ongoing to increase car parking and provide services to the station building at Goodwick Railway Station. Planning consent 15/0351/PA (conditionally approved 14/08/15) is for a car park extension and installation of toilet facilities for the disabled.

- Phases 1 and 2 of the Pembroke Dock bus and rail interchange have been implemented. The phase 2 work was carried out during AMR year 3, following the issue of further planning consents (15/0747/NM – for amendments to the original scheme, unconditionally approved on 10/11/15 and 15/0750/DC – for discharge of various conditions relating to application 12/0375/PA).
- At Fishguard, the A40 High Street to A.487 West Street (Chimneys Link) is connected to a retail proposal. Application 14/1012/CA (for Conservation Area consent) is proposing demolition of the former Ysgol Glannau Gwaun junior school in West Street. This proposal is to clear the site in readiness for the future retail development – and also the transport improvements. There was no decision on this application during AMR year 3.
- At Milford Haven, the site for the bus / rail interchange slightly overlaps with a major development proposal for Milford Marina – application 14/0158/PA. This would involve use classes A1, A2, A3, B1, B2, C1, C2 and D1. Although the Planning and Rights of Way Committee have considered the application, the decision on this proposal was not issued during AMR year 3. This is because the related section 106 legal agreement has not been finalised. It is unlikely that the proposal would jeopardise the bus / rail interchange proposal.
- In Haverfordwest, re-configuration of the road network has been completed at the Churnworks Junction and Sidney Rees Way. This will facilitate the implementation of a major housing scheme in this part of the town.
- Other schemes are dependent on funding being secured.

**c. Waste**

- During AMR year 3 3.32 ha of waste capacity was permitted. There were also various applications approved for modifications of facilities previously approved which did not change the original site areas.
- The new civic amenity site to serve south east Pembrokeshire is now operational – monitoring target met.
- The Winsel extension is built and operational – monitoring target met.

**d. Minerals**

- Good levels of hard rock resource are available.
- The monitoring trigger for further investigation has been hit for sand and gravel provision. Regional work is underway to address this issue. It is a matter for the former Dyfed authorities to resolve collaboratively. However, there is also an expectation that terrestrial sand and gravel production in the Pembrokeshire Coast National Park will eventually cease.

**e. Retail**

- 3.4. The wider economic issues facing Town Centres are demonstrated through monitoring with very high vacancy rates in certain Town Centres. The planning permission granted for Aldi Stores in Pembroke Dock (an edge of centre location) has meant that the trigger for further investigation for retail has been met for two additional indicators.
- 0% of major A1, A2 and A3 floorspace permitted in Town Centre – trigger for further investigation met. The permission granted for major retail development outside Town Centres was for Aldi in Pembroke Dock which met required policy tests for edge of town development.
  - Marginal increase in numbers of betting shops, and a reduction in charity shops of 15%.
  - Vacancy rates higher than national (UK) average in Haverfordwest, Pembroke Dock, Milford Haven and Fishguard.
  - Retail frontages – the towns of Fishguard, Narberth and Pembroke have a concentration of A1 units which is below the target percentage.

**f. Tourism**

- No applications contrary to the Tourism Policies were approved during the monitoring period that were.

Altogether 30 applications for proposals relating to tourism uses were approved during the monitoring period (a significant increase on the 16 applications approved in AMR period 2). These approvals included the following permissions for tourism accommodation:

- A total of 3 changes of use to form B and B accommodation,
- 8 applications relating to the change of use to holiday units (some for multiple units),
- 1 extension to a hotel,
- one renewal of a permission for a commercial business hotel and the change of use of the first floor of a pub to guest accommodation.
- Two dormitories were also permitted.

caravan development –

- 2 applications permitted replacement and upgrading of caravan parks
- 2 applications allowed all year occupancy.
- Permission for 45 self-catering holiday units was also granted at land to the rear of Night Owl, Penally (15/0222/PA).

## Policies meeting the trigger point for further investigation

- 3.5. The following policy areas have met the trigger identified for further Investigation:

### *Town Centres*

**Amount of major retail, office and leisure development (sq m) permitted in Town Centres expressed as a percentage of all major development permitted.**

**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).**

**Change of A1 uses (unit numbers and floorspace in primary retail) frontages – below the target in Fishguard and Pembroke.**

**Percentage of ground floor vacant units in Town Centres. Trigger is if 5% higher than the National (UK) average – Milford Haven, Pembroke Dock and Haverfordwest.**

- 3.6. The Welsh Government has identified one core indicator for LDPs as the amount of major retail, office and leisure development permitted in town centres expressed as a percentage of all major development permitted. PCC has interpreted this to cover A1, A2 and A3 use classes. In the AMR period 0% of all major A1, A2 and A3 floorspace permitted was located within identified Town Centres or on an allocated retail site, of a total 1254 sq m permitted. (Relevant application 15/0570/PA).
- 3.7. As one major application was permitted outside town centres, the trigger for further investigation with regards to this target has been reached. In the case of the major application permitted, the details were: Application 15/0570/PA – Waterloo Garage, revised Proposal for Aldi Stores for 1254sq m (net) - (Previous applications were for Variation of condition 1 of 09/0297/PA (Erection of foodstore and associated access, parking and landscaping) – and 14/0247/PA (net A1 floorspace permitted 1202sq m) to allow further time to implement the development.
- 3.8. Application 15/0270/PA for Aldi Stores at Waterloo Garage was a new proposal superseding the 14/0247/PA Section 73 application which sought to extend the timescale for implementation of a previous permission (09/0297/PA). The application satisfied the criteria of GN.14 and the test of National Planning Policy by demonstrating a quantitative need for the proposal, that the proposal

met the sequential test for retail developments and that limited impacts would result on the Pembroke Dock and Pembroke town centres. In conclusion the single major application approved outside Town Centres in the AMR period met the requirements of national planning policy and the policies of the LDP. This application does not indicate any particular issue with the policies of the LDP and therefore no further investigation is required at this time.

- 3.9. With regard to the further indicator examining the level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or G.10 Farm Shop, PCC has considered all of those applications which resulted in a net gain of A1 use class floorspace, of which 100% were permitted outside town centres. This figure consists of a single permission for application 15/0270/PA for the Aldi Foodstore in Pembroke Dock and represents 100% of the total permitted A1 use class floorspace outside town centres (other than those schemes approved under GN.15 Small Scale Retail or GN.10 Farm Shops). The reason for the major permission granted at the Aldi site are set out above and despite the trigger being met for further investigation, given the particular circumstances surrounding this permission no further investigation is considered to be currently required. The application was deemed therefore to comply with LDP policy.
- 3.10. Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock, Milford Haven and Fishguard. Milford Haven, Haverfordwest and Pembroke Dock have a percentage which is over 5% higher than the national average, triggering a need for further investigation. In terms of the primary retail frontages – the towns of Fishguard, Narberth and Pembroke have a concentration of A1 units which is below the target percentage. This will continue to be monitored.
- 3.11. Many Town Centres across the UK are currently struggling, reflecting wider social and economic changes. The Council and a number of other organisations are developing a range of actions to assist in this area. The Council's Economy Overview and Scrutiny committee undertook a detailed review of town centres in 2012/13 and its recommendations supported the creation of six Town Teams across the County. These Town Teams have developed action plans to identify interventions which can be progressed with partners. The Council has match funded regeneration schemes to support these proposals, for example supporting a market in Milford Haven and bungee jumping from the Cleddau Bridge at Pembroke Dock. In April 2015 Cabinet agreed to build on the initial work undertaken by Town Teams and develop a suite of masterplans. The first masterplan to be undertaken is for Haverfordwest, work on which commenced in Autumn 2015. This masterplan

will take account of the recent Arts Council award of £400k for the 'Confluence' regeneration project in Haverfordwest as well as the start of phase 2 of the £4m Heritage Lottery Fund Townscape Heritage Initiative. A project to relocate and develop a 21<sup>st</sup> Century library, gallery and visitor centre in the current market building in the centre of Haverfordwest has also been consulted on as part of the Haverfordwest Masterplan stakeholder engagement, which commenced in Spring 2016, although no planning application has yet been received. AMR 4 will report on the conclusions from the Haverfordwest Masterplan, which is due to be completed by Autumn 2016. Other town centre masterplan studies will be progressed in due course.

- 3.12. In Milford Haven, the Port Authority proposed a mixed use scheme for a marina which includes commercial retail and fishing uses as well as 160 residential dwellings, and up to 70 additional marina berths. This was recommended for approval by Planning Committee in February 2015, but awaits signature of the S.106 agreement. Both Milford Haven and Pembroke Dock benefit from a Council heritage paint scheme which assists property owners in redecorating their buildings. Phase 2 of the Haverfordwest Townscape Heritage Initiative has now commenced. Pembroke Dock has also benefitted from Townscape Heritage Initiative monies and a commercial property grant scheme supported by EU funding.
- 3.13. As well as Regeneration led initiatives, in 2014/2015 the Welsh Government introduced a Retail Relief Scheme (administered by the Council) which provided a financial contribution of up to £1k towards business rates for occupied retail properties with a rateable value of £50k or less in the financial year 2014/2015. The same scheme has been extended into 2015-16 (until 31 March 2016) with an increase in the maximum benefit to £1500 and aims to assist smaller retailers, food and drink businesses.
- 3.14. The Council will continue to monitor retail indicators closely and will work with Regeneration colleagues to take forward any actions emerging from master-planning work.

#### *Gypsy Traveller Provision of Pitches*

**40 additional Gypsy Traveller pitches are provided by the end of 2015. Further investigation if less than 40 permitted by the end of 2015.**

- 3.15. In terms of Gypsy Traveller pitches, since the original GTANA assessment took place in 2010, 26 additional pitches have gained planning permission. The target of achieving an additional 40 pitches by the end of 2015 has therefore not been met, triggering the need for further investigation. Whilst the target of

40 pitches has not been met, the vast majority of pitches delivered since 2010 have been granted permission on private sites (all except 3), demonstrating that the policies of the LDP are working effectively in enabling private provision to come forwards. The initial refusal by Welsh Government to de-register the common land at Kingsmoor, Kilgetty has resulted in a delay with progress towards delivering this significant allocation (likely to provide 15 pitches). Approval for the de-registration and enclosure of the Common Land was finally received in December 2015 and work is now progressing on a planning application and grant funding application to support this extension.

- 3.16. A draft GTAA was produced in 2015, in line with new guidance published to accompany the Housing (Wales) Act. This draft GTAA was submitted to Welsh Government in February 2016 and indicated a need for 33 pitches between 2015 and 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 level of need in Pembrokeshire. A final version of the GTAA had not been published at the base date for AMR 3 but will be reported on in AMR 4. 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.

#### *Minerals*

**(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 (MTAN).**

**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.**

- 3.17. The Regional Technical Statement for Aggregates, 1<sup>st</sup> Review 2014 sets out a new approach in SW Wales to consideration of land-based apportionments for sand and gravel. This requires the four SW Wales local planning authorities, with Powys County Council<sup>2</sup>, to work collaboratively on apportionment to secure an adequate land bank in compliance with Minerals Planning Policy Wales with the long term emphasis shifting from National Park to non National Park locations.
- 3.18. The Regional Technical Statement for Aggregates lists significant trends and events by County. For Pembrokeshire it says:

<sup>2</sup> current reserves and output of sand and gravel in Powys are very small

*‘Crushed rock sales in Pembrokeshire / PCNPA continued to decline now that the major infrastructure projects such as Pembroke Power Station and Robeston Wathen by-pass have come to an end’.*

- 3.19. Current sand and gravel production within the Pembrokeshire Coast National Park is of regional significance. There is also some hard rock production in the National Park. There is a long-term aspiration to reduce and ultimately cease production of aggregates within the National Parks in Wales.
- 3.20. Once existing permitted reserves in the National Park are exhausted, alternative terrestrial production sites will be needed in SW Wales. The new approach will focus on finding alternative terrestrial production sites to those within the Pembrokeshire Coast National Park.
- 3.21. For hard rock, this is unlikely to be a problem, given the scale of existing land bank, with many alternative supply sources outside the National Park. For sand and gravel, new sites will need to be identified in the region, but outside the National Park.
- 3.22. The most recent published Annual Report from the South Wales Regional Aggregates Working Party is that for 2014 (published March 2016). The tables below present some of the key findings relating to Pembrokeshire. References to ‘Pembrokeshire’ refer to the Council’s area of planning responsibility (i.e. excluding National Park locations). Some of the information is only available for groups of authorities.

*Crushed rock sales by Mineral Planning Authority (million tonnes)*

Sub-Region	Mineral Planning Authority	Crushed Rock Sales 2012	Crushed Rock Sales 2013		Crushed Rock Sales 2014	
South West Wales	Carmarthenshire	1.74	0.78	1.84	1.20	1.84
	Neath Port Talbot		0.39			
	Pembrokeshire		0.47		0.53	
	Pembrokeshire Coast National Park					
	Ceredigion		0.20		0.11	
	Swansea		0		0	

*Crushed rock reserves and landbanks by Mineral Planning Authority (million tonnes) based on 3 year average sales 2012-2014*

Region	Mineral Planning Authority	Crushed Rock Reserve 2014	Average Annual Sales 2012-2014	Landbank (years) based on 3 year sales average
South West Wales	Carmarthenshire	68.17	1.13	66
	Neath Port Talbot			46
	Pembrokeshire	28.53	0.50	51
	Pembrokeshire Coast National Park			N/A
	Ceredigion	5.69	0.16	36
	Swansea	0	0	0

*Crushed rock reserves and landbanks by Mineral Planning Authority (million tonnes) based on 10 year average sales 2005-2014*

Region	Mineral Planning Authority	Crushed Rock Reserve 2014	Average Annual Sales 2012-2014	Landbank (years) based on 3 year sales average
South West Wales	Carmarthenshire	68.17	1.45	55
	Neath Port Talbot			33
	Pembrokeshire	28.53	0.77	33
	Pembrokeshire Coast National Park			N/A
	Ceredigion	5.69	0.21	29
	Swansea	0	0	0

*Crushed rock reserves at Dormant Sites by Mineral Planning Authority (million tonnes)*

Region	Mineral Planning Authority	Crushed rock reserve 2014
South West Wales	Carmarthenshire	15.10
	Ceredigion	0
	Pembrokeshire	0
	Pembrokeshire Coast National Park	
	Neath Port Talbot	0
	Swansea	0

*Land won sand and gravel sales by Mineral Planning Authority (million tonnes)*

Region	Mineral Planning Authority	Sand and Gravel Sales 2012	Sand and Gravel Sales 2013	Sand and Gravel Sales 2014
Powys (including Brecon Beacons)	Powys	0.27	0.28	0.20
South West Wales	Carmarthenshire			
	Ceredigion			
	Pembrokeshire Coast National Park			

(There is no current sand and gravel production in Pembrokeshire outside the National Park and hence there are no sales either)

*Land won sand and gravel reserves and landbanks by Mineral Planning Authority (million tonnes) based on 3 year average sales 2011-2013*

Region	Mineral Planning Authority	Sand and Gravel Reserve 2014	Average annual production 2012-2014	Landbank (years) based on 10 year sales average
Powys (including Brecon Beacons)	Powys	4.57	0.25	980
South West Wales	Carmarthenshire			68
	Ceredigion			13
	Pembrokeshire Coast National Park			N/A

(There is no current sand and gravel production in Pembrokeshire outside the National Park and hence there is no landbank figure)

*Land won sand and gravel reserves and landbanks by Mineral Planning Authority (million tonnes) based on 10 year average sales 2004-2013*

Region	Mineral Planning Authority	Sand and Gravel Reserve 2014	Average annual production 2012-2014	Landbank (years) based on 10 year sales average
Powys (including Brecon Beacons)	Powys	4.57	0.25	512
South West Wales	Carmarthenshire			49
	Ceredigion			14
	Pembrokeshire Coast National Park			N/A

(There is no current sand and gravel production in Pembrokeshire outside the National Park and hence there is no landbank figure)

*Port statistics for marine dredged aggregate landings 2014 (source: The Crown Estate Summary of Statistics, 2012, 2013 and 2014)*

Mineral Planning Authority	Landing Port	2012 tonnages	2013 tonnages	2014 tonnages
Pembrokeshire	Port of Pembroke	21,027	13,300	14,462

*Secondary aggregate sales by Mineral Planning Authority 2014 (million tonnes)*

Region	Mineral Planning Authority	Secondary Aggregate Sales 2012	Secondary Aggregate Sales 2013	Secondary Aggregate Sales 2014
South West Wales	Pembrokeshire	1.58	0.82	0.75
	Neath Port Talbot			
South East Wales	Cardiff			
	Newport			
	Vale of Glamorgan			

3.23. Looking at the provisions of the Council's LDP:

- There is a plentiful reserve of hard rock, sufficient for well beyond the current plan period. Future assessments will take place in a regional context.
- For sand and gravel, the provision is sufficient to 2021. Beyond then it will become increasingly important to find new terrestrial production sites in SW Wales. This will need to be considered in a regional context to reflect the requirements of the Regional Technical Statement for Aggregates for South Wales. The LDP identifies an area of search for production sites within the Council's planning area. This is based on the BGS mineral resource map.

3.24. This work has been taken forward through the regional group during AMR years 2 and 3. The identification of new terrestrial sand and gravel sites will require a steer from minerals operators, as only they will have the technical expertise to advise on what sites might have future production potential.

### *Housing*

**(Core) Housing land supply (TAN 1) – 5 year land supply. Trigger for further investigation if land supply is below 5.5 years.**

3.25. During the monitoring period PCC had a 5.0 year housing land supply, based on The Joint Housing Land Availability Study (JHLAS) for 2015-16 (April 2015 Base date), meeting the target set by the AMR (a 5 year land supply). However

as the land supply is below 5.5 years, it is below the Plan trigger for further investigation.

- 3.26. TAN 1 requires that Authorities should be able to demonstrate a 5 year land supply. This is also the target within the AMR. The Authority has a 5.0 year land supply and is therefore meeting the target set by the Plan and the requirements of National Planning Policy.
- 3.27. The target for further investigation in the AMR was set at 5.5 years, to ensure that PCC is able to meet the requirement of a 5 year housing land supply in future years. Work on the 2014 and 2015 JHLAS together with current work has identified a number of sites where programmed improvements to Waste Water Treatment Works will increase the 5 year land supply of the Authority, together with additional development sites, excluded from the 5 year land bank because of developer uncertainty, that are ready to progress in response to demand.

#### *Landscape*

#### **Number of planning permissions granted contrary to Policy GN.1 the protective aim of criterion 3.**

- 3.28. The number of applications approved in spite of being contrary to the requirements of Policy GN.1, criterion 3 was one. This is significantly less than during AMR 2. Whilst the trigger for further investigation for this policy has been met, all applications, including 14/0239/PA submitted during AMR 3, were in relation to renewable energy schemes and in all cases it was judged that although the proposals were contrary to GN.1(3), the adverse effects on landscape character, quality and diversity would be minimal or minor and were environmentally acceptable. In each case the applications were considered to accord with Policy GN.4, this being given greater weight in the decision making process than the non-compliance with GN.1(3). Officers will continue to monitor this issue. Given that renewable energy projects, particularly wind turbines, will inevitably have some adverse impacts on landscape, it may be necessary to re-evaluate the detailed wording of GN.1(3) at Plan review. The general support given by the LDP to renewable energy projects, through the provisions of Policy GN.4, should only be given less weight in the decision making process than landscape considerations where there is risk of significant harm, particularly where this extends into National Park locations.

*Historic Environment*

**Number of planning permissions granted contrary to Policy GN.38**

- 3.29. The trigger for permissions, listed building consents and SAM consents granted contrary to Policy GN.38 has also been met, with 2 applications identified as being approved despite being contrary to GN.38. In one case the proposal was for renewable energy developments (a wind turbine) and limited adverse effects on the historic environment was identified, and the proposal was in accordance with Policy GN.4, which supports renewable energy installations. The second development granted permission contrary to Policy GN.38, was for the re-use of a Listed Building as a school (15/0132/PA). New buildings to be used in association with the school were considered to fail to have special regard to the setting of the Listed Building. When balanced against the broader benefits of the re-use of a vacant Listed Building and the temporary nature of the buildings, securing its future was given substantial weight and the proposal approved contrary to GN.38, and the new buildings approved for a period of two years only. The wording of GN.38 is such that even where a limited adverse effect is identified, a proposal must be considered to be contrary to the policy. Consideration will be given to re-examining this wording at Plan Review, to ensure that only those proposals with a significant adverse effect are deemed contrary to policy.

**Other areas for investigation:**

- 3.30. In addition to the indicators which have met the triggers for further investigation, there are some areas in which the Council considers that there is a need to monitor closely further progress, these include the following:
- Progress with delivery of strategic Housing and Employment sites;
  - Progress with delivery of the safeguarded transport routes.

## 4 Summary of Sustainability Appraisal and HRA Monitoring Outcomes

- 4.1. The ongoing monitoring of the performance of the plan against the sustainability appraisal objectives is a requirement of the SA report and the LDP. SA monitoring is integrated with other AMR activity.
- 4.2. The main effects of the plan are positive when measured against the SA Objectives.
- 4.3. The SA monitoring framework is shown in Appendix 3 and the HRA monitoring framework is in Appendix 4.
- 4.4. Potential indicators were identified throughout the SA process accompanying plan preparation as it was recognised that the monitoring framework may need to be reviewed in the future. The indicators identified in the SA Report form the basis for the AMR, noting that these SA Objectives are aspirational, with potential for 'in plan' review. The identified indicators reflect a variety of environmental, economic and social characteristics of the plan area.
- 4.5. During this early part of the plan period, the performance of the plan against sustainability objectives will not be definitive. SA monitoring will provide an indication of the general trend of effects where data are available, e.g. positive / negative / no change. Trends will become apparent over the coming years.
- 4.6. PCC's approach to monitoring in relation to Habitats Regulations Appraisal has been to identify those policies previously identified, during plan preparation, as requiring project level screening (as compared with plan level) and, where development has progressed, to monitor whether screening has taken place on any applications. The table in Appendix 4 sets out screening undertaken where project level screening has been identified as necessary and where development progressed to planning application within the AMR reporting period. All planning applications are screened by the PCC Planning Ecologist, and where a potential effect on a European site is possible, a formal screening has taken place. No post adoption employment sites identified in SP 2 have come forward in this monitoring period.
- 4.7. Welsh Government data for the WG Sustainable Development Indicators are published at a Wales level, with only some indicators available at Pembrokeshire or South West Wales scale. The remaining are Wales or Wales

and UK level. The release for 2015 is the final statistical publication as it will be replaced by the Well-being of Future Generations national indicators.

4.8. The following table summarises the main effects of the plan against the SA Objectives, using a ‘traffic light’ indicator.

**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.

4.9. As this is the third AMR of the LDP the information provides time series information in order to assess the plan from the baseline. Subsequent monitoring reports may identify triggers for further investigation. However there is no SA/ SAE driven need for early review of the Plan, based on this year’s monitoring.

SA Objectives	Performance		
	2013-14	2014-15	2015-16
1. Develop and maintain a balanced population structure	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
3. Improve education opportunities to enhance the skills and knowledge base	G	G	G
4. Minimise the need to travel and encourage sustainable modes of transport	G	G	G
5. Provide a range of high quality housing including affordable housing to meet local needs.	G	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
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
11. Maintain and improve air quality	A	A	A

12. Minimise the generation of waste and pollution 13. Encourage the efficient production, use, re-use and recycling of resources	G	G	G
14. Maintain and protect the quality of inland and coastal water 15. Reduce the impacts of flooding and sea level rises	A	A	A
16. Use land efficiently and minimise contamination 17. Safeguard soil quality and quantity	G	G	G
18. Protect and enhance biodiversity	G	A? <sup>3</sup>	A?
19. Protect and enhance the landscape and geological heritage 20. Encourage quality locally distinct design that complements the built heritage 21. Protect and enhance the built heritage and historic environment	G	G	G

### Limitations

- 4.10. It should be noted that other factors, external to the LDP, influence the performance of SA Objectives.
- 4.11. SA Objectives are generally aspirational. Some data are available at the County level but not disaggregated for the Plan area. Some data are also not up to date enough or relevant. As the Plan moves further from the baseline it is inevitable that contextual changes will introduce break points in time series data as changes are introduced to data collection.
- 4.12. The monitoring of the performance of the plan against the sustainability appraisal objectives is a requirement of the SA report and the LDP. SA monitoring should be integrated with other AMR activity.
- 4.13. The SA methodology and monitoring framework and the HRA monitoring framework are set out in Appendices 3 and 4 respectively.

### Summary

- 4.14. 11 objectives are positive, 10 are neutral, with 1 having insufficient data to determine their performance (biodiversity – effects on European sites).

<sup>3</sup> In the continuing absence of NRW site condition assessments for Natura 2000 sites a precautionary approach is necessary

- 4.15. In conclusion it is found that the SA monitoring 2015/16 raises no significant issues which warrant further action other than that already highlighted. Compared with 2013/14 and 2014/15 this is as expected, and this report builds on the baseline for subsequent monitoring reports. In terms of year on year progress, over the coming years trends can be identified. The SA monitoring will continue to provide valuable information on trends and identify any need for intervention, including reviews of policies.
- 4.16. No mitigation measures have been identified at this stage, however indicators for population, water quality (NVZ potential), housing (including for gypsy travellers), employment and economy will need to be monitored in future SA monitoring, alongside future LDP monitoring. Some monitoring issues were identified in the LDP AMR (See Chapter 3 of this document) and should the trends continue these will need to be addressed at plan review (2017) should the need arise.
- 4.17. The HRA monitoring shows that HRA screening has taken place on a number of project level proposals which have come forward in the AMR period. All planning applications are screened for their potential effect on European sites.

## 5 Feedback from Consultation Events

5.1. The LDP Manual (Welsh Government, 2006) indicates that the views of key stakeholders should be sought in order to strengthen the analytical aspect of the AMR (Section 9.2). In order to achieve this Seminars on the AMR were held on the 20<sup>th</sup> September 2016 (for Elected Members), on the 21<sup>st</sup> September 2016 (for Stakeholders) and 27<sup>th</sup> September 2016 (Pembrokeshire Agents Forum). Following the Stakeholder session, there was also a meeting between PCC planning officers and Welsh Government planners.

The key questions / points arising from the above meetings, together with responses<sup>4</sup>, are summarised below:

- Site specific questions on Slade Lane, Haverfordwest
- Answer – only the sewage treatment works upgrades of the pre-commencement works remain to be undertaken. Consent has been granted for 729 new properties with associated infrastructure works undertaken. The current Plan does not envisage much of the northern site coming forward in the period prior to 2021, so development is likely to continue into the next Plan period.
- Question – is any progress being made at the Maesgwynne, Fishguard housing site?
- Answer – the section 73 application for variation of a condition on 07/1454/PA (residential development), to allow extension of time for submission of reserved matters, was conditionally approved on 19/08/16 (in AMR year 4).
- Question – have any eco-friendly homes been built in Pembrokeshire?
- Answer – yes, for example at Rhosygilwen (near Rhoshill) in PCC's planning area and at St. Davids in the National Park Authority's planning area.
- Question – could the position regarding re-use and demolitions at the former Murco (Milford Haven) oil refinery be clarified?
- Answer – *Brief details of the recent planning history, as follows:*
  - 15/0167/HS – application by Puma Energy – for revision of hazardous substances consents, to include heavy fuel oils as a named petroleum

<sup>4</sup> Some given in the meeting, some responded to in detail later

*product, to align the pre-existing consents with the new substance classification, and to allow for tank service inter-changeability between different petroleum products and other substances.*

*Conditionally approved 09/11/15*

- *14/1122/PN – application by Murco Petroleum Ltd – for demolition of process area within refinery site.*

*Refused 01/04/15*

- *15/0182/PN – application by Murco Petroleum Ltd – for demolition of process area within refinery site.*

*Conditionally approved 29/05/15*

- *16/0366/PN – application by Murco Petroleum Ltd – for demolition of full refinery to ground level.*

*Refused 25/08/16 (AMR 4 Reporting Year) further information was required in the form of a traffic management plan, to demonstrate the impact of the proposal on the highway network.*

- *16/0612/PN – application (re-submission) by Murco Petroleum Ltd – for demolition of full refinery to ground level.*

*No decision at September 2016.*

- Comment – the long term future of the remaining oil refinery on the Haven Waterway (Valero) may be uncertain, as the global energy market has shifted its UK focus away from the western seaboard of Britain towards the east coast ports.
- Question – what is the current position on the mixed use planning application at Milford Dock / Marina?
- Answer – planning application 14/0158/PA was recommended for approval by the Planning and Rights of Way Committee in February 2015. The related section 106 legal agreement has not yet been signed. Once this is done, the permission will be issued.
- Question – will Brexit have implications for programmed transport schemes?
- Answer – this is likely, as European funds are an important source of funds for transport and regeneration proposals. An update to LDP Appendix 2 (progress towards delivery of safeguarded transport routes and improvements) is provided for each AMR. LDP Transport route safeguarding will be fully reviewed in conjunction with preparation of the replacement LDP.
- Question – Why are Anaerobic Digester proposals are included in the section on waste planning?

- Answer – classification of AD proposals is difficult, as agriculture, waste and renewable energy production are integral to them. The general approach is to classify smaller single farm AD proposals as agriculture and larger AD proposals drawing their source material from more than one farm as waste. However, this is a complex area and the origins of the source material can change.
- Question – with the possibility of a significant extension to NVZ designation in Pembrokeshire on the agenda, many more applications for slurry lagoons are likely to be received. Is SPG going to be prepared on this?
- Answer – Best Practice Guidance on this topic is already available on the PCC web-site. PCC will wait for the anticipated Welsh Government consultation on the proposal before initiating further action.
- Question – can PCC clarify how much S106 money is held by PCC for provision of affordable housing?
- Answer – most Affordable Housing is provided on site and transferred to a Registered Social Landlord once built. Where this is not possible, commuted sums are used. Commuted sums are held by PCC until suitable projects are identified. A report on commuted sum monies held by PCC would be prepared in due course.
- Questions on Plan Review– Review Report, Delivery Agreement timings / speed of engagement / changes to Plan Strategy / candidate sites / settlement boundaries
- Review Report - Member and stakeholder briefings will be held on the performance of the current LDP before the new Plan is drafted. Feedback on how well the current Plan has worked will form part of the evidence base for the new Plan.  
Delivery Agreement - A clear timetable for plan preparation will be set out in the Delivery Agreement. Whilst there is no firm timescale for Plan Review yet, there is a context in that preparatory work will commence soon, with a Review Report and a draft Delivery Agreement to be taken to Members after the 2017 local government elections<sup>5</sup> for consideration (prior to public consultation) and subsequent decision. Welsh Government Officials have advised that a review / replacement plan timetable is likely to be about 3 years. The replacement Plan needs to be adopted prior to the end date for the Plan, taken to be 31<sup>st</sup> December 2021, after which policies in the current

---

<sup>5</sup> And after training on planning policy for new and returning members

LDP will have no effect. The Delivery Agreement for Plan Review is a key decision taken by the Council as a whole, following consultation. It will set out a timeline for key stages of Plan review, identify the resources needed and explain who, how and when we involve organisations and individuals in Plan Review. Town and Community Councils will be amongst those kept informed throughout Plan preparation and given opportunities to make their views known on a regular basis. There is an important ambassadorial and liaison role for Members, explaining Plan purposes, policies and proposals to Town and Community Councils and keeping in touch with officers as the new plan emerges. During preparation of the current LDP, officers met regularly with the Area Liaison Forums to explain how the Plan was evolving and PCC will seek to organise similar sessions as appropriate.

Plan Strategy will be considered as part of the Review informed by a refreshed evidence base. Where appropriate the evidence base will complement that of the Pembrokeshire Coast National Park Authority, with joint working where this is beneficial. Early indications are that the settlement hierarchy may need re-calibrating, housing and employment allocations need to be reviewed and additional sites included to deliver to 2031, taking account of deliverability, strategic employment sites around the Haven need to be re-evaluated, taking account of the Haven Waterway Enterprise Zone and town centre policies require re-consideration (taking account of vacancy levels). In more general terms, the context for plan preparation has changed significantly over the last few years. Well-being and pro-active intervention to bring forward regeneration now have a higher profile. However Housing requirement is anticipated to continue at similar levels, notwithstanding the number of empty properties (approximately 1,200 at any one time).

Candidate Sites / Settlement Boundaries - PCC will advertise for Candidate Sites, but timings are uncertain at present. Officers will be able to give a better indication of likely timings by September 2017. Allocations in the current LDP that have not attracted planning permission and / or have not been developed will be re-evaluated. Should owners of such sites seek to secure a continued allocation they will be expected to submit these as candidate sites, to explain why development hasn't taken place and justify why the allocation should persist. For those seeking to change settlement boundaries this should also be put forward under the call for candidate sites. If the outcome of evaluation of a site is its rejection, then an objection should be made at Deposit stage. This can then be taken forward to Examination, for consideration by the Independent Plan Inspector.

It was acknowledged that at a strategic level, people often struggle to

understand how the decisions made will affect policies and proposals developed at a local level.

- Questions on Affordable Housing
- Answer – In response to questions on affordable housing it was confirmed that the Council is, more or less, achieving what it set out to do, with an indicative target set for each LDP housing allocation (policy GN.27 and also in the Affordable Housing SPG. Where on-site provision is not possible, commuted payments are used instead. Discussions have taken place on the potential for construction of prefabricated dwellings, involving the PCC housing team, but no firm conclusions have been reached so far.
- Question – are Town and Community Councils able to influence how S106 monies are spent?
- Answer – primarily this is a matter for PCC, although in some circumstances Town and Community Councils may be involved (for instance where new open space is proposed). Contributions may be sought for a variety of purposes, as set out in policy GN.3. The Planning Obligations SPG prepared jointly by the Council and National Park Authority is almost completed following consultation and is likely to go up on the web-sites of both authorities in the next few weeks.
- Question – the latest (2015) JHLAS indicates that a 5 year housing land supply is available. Completion rates are also satisfactory. This has been achieved during a period of economic difficulty. However, there is no indication of how delivery of new housing is split between sites allocated by the LDP and windfall sites. It would be helpful to have that information.
- Answer – information on the split between allocations and windfalls will be prepared and will be taken into consideration when the LDP is reviewed.
- Question – how was the settlement hierarchy arrived at? In particular, how was it decided which settlements would be classified as Small Local Villages and Large Local Villages?
- Answer – the settlement hierarchy is partly based on the Wales Spatial Plan and partly on the Rural Facilities Survey that was prepared as part of the LDP's evidence base. Large and Small Local Villages scored poorly in terms of provision of services and facilities and are not very sustainable locations for new housing. Hence the emphasis on provision to meet local needs (50% affordable required in LLVs and 100% affordable required in

SLVs). Provision of services and facilities changes over time, so it will be necessary to review the Settlement Hierarchy when the LDP is reviewed.

- Questions on new sites provision for gypsies and travellers?
- Answer – The main PCC proposal is to extend the site at Kingsmoor Common, Kilgetty, on an LDP allocation. Welsh Government has now agreed to the related extinguishments. Some new provision has been and will continue to be on small private sites in line with LDP policy. Local communities, including Town and Community Councils and, as appropriate, individuals are consulted when such planning applications are received.
- Question – what is the long-term future for the major industrial sites along the Haven Waterway?
- Answer – it is difficult to be certain, but looking at the UK situation, the petro-chemical installations on the eastern side of the country seem to be favoured by the global energy market. For the Haven Waterway installations, the long-term picture is slightly pessimistic.
- Question – Retail - there have been some further edge-of-centre and out-of-centre retail proposals in Pembrokeshire, which seem to go against Welsh planning policy, which favours town centre locations for such development. Can the Council provide further information on these?
- Answer – in Haverfordwest, consent was previously granted for construction of a supermarket on part of the Slade Lane South housing allocation site. The consent was granted on the basis that this development would be needed to make the housing proposals viable. However, the retail operator concerned has now withdrawn its interest. The landowner is now hoping to bring forward alternative proposals for this edge-of-centre site, including retail uses. Also in Haverfordwest, Aldi is proposing re-construction of its edge-of-centre supermarket, expanding onto the vacated former Bland's garage site. In a wider context, the recently approved Haverfordwest Masterplan puts forward a variety of proposals for town centre regeneration. In Pembroke Dock, Aldi is constructing an edge-of-settlement retail store on brownfield land at Waterloo. The retail consents on this site go back some years, with Aldi's interest being comparatively recent. When the LDP is reviewed, the evidence base for the new plan will make reference to recent retail development and proposals which are not town centre related. However, it is anticipated that the focus of the new plan, like the existing one, will be on ensuring that town centres continue to be the focus for retail proposals unless there is a strong justification for an exception to be made.

## 6. Conclusions and Recommendations

### Summary

- 6.1. Good progress has been made in 2015-16 with embedding the Plan. This has been achieved through further public, member and agent engagement. There was public consultation on draft SPG on Renewable Energy between 24/02/16 to 11/04/16. This will be finalised in AMR year 4. The Planning Obligations SPG has been revised, this time in partnership with the National Park Authority. Consultation on a draft has taken place and this item of SPG will be finalised in AMR year 4, at which time it will supersede the earlier version. Proposals to revise the Development Sites SPG because of insufficient information from Dwr Cymru / Welsh Water on necessary upgrades.
- 6.2. Several new and amended items of legislation, regulation and planning policy have emerged since LDP adoption, some of which may have implications for the way in which the LDP will be implemented in the future. However, there are no contextual changes currently identified that indicate a requirement for early review of the Plan.
- 6.3. From the data compiled for the AMR it can be concluded that generally the Plan is performing well and there is nothing to suggest that either a full or partial review of the Plan is necessary:
  - the SA and HRA monitoring show that a review is not necessary on sustainability grounds;
  - A number of issues are identified as requiring further investigation or further action;
  - Close monitoring in future AMRs will be required in relation to trends for Town Centres and progress with work surrounding need for Gypsy Traveller accommodation and permissions for pitches.
- 6.4. Future AMRs will be required each year through preparation of Plan review and these will provide updates on the issues emerging from new or amended legislation, policy and guidance, or the publication of other information that may affect implementation of the Council's LDP.

## **7. Appendices**

## Appendix 1 – LDP Monitoring Framework

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

A number of Planning Applications signed off after LDP adoption were awaiting section 106 agreements, and were determined under the JUDP, these are not included in this analysis.

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

AG – Agricultural Notifications

HG - Hedgerows

CA – Conservation Areas

Pr Notf – Prior Notifications

CLOPUD - Certificates of Proposed Lawful Development

EIA – Environmental Impact Assessment

DC - Discharge of Conditions

Section 73 amendments

Outline Applications

TF – Tree Felling

LB – Listed Buildings

AD – Advertisements

OHL – Overhead Lines

CLD - Certificates of Lawful Development

HS – Hazardous Substance

Non-material amendments to applications

Retrospective Section 73 amendments

Reserved Matters Applications

LDP Indicator	Target	Trigger	Outcome		
			2014	2015	2016
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 <sup>6</sup>
<b>Strategic Objective: Mitigating &amp; responding to the challenge of climate change (A)</b>					
(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
<p><b>Summary of Strategic Objective: Mitigating and responding to the challenge of climate change (A):</b></p> <p>2 applications were approved in C1/ C2, but which met all the tests of of TAN 15.</p> <p>This is a significant improvement on AMR period 2013-2014, sustaining the zero rating for AMR 2. It reflects continuation of improved working practices by Development Management Officers. NRW is generally consulted on relevant applications. Clear assessments of flood risk are included in delegated &amp; committee reports wherever an application site area coincides with a C1 or C2 flood zone. This normally applies even if only a small area of land is affected.</p>					

Plan Review

<sup>6</sup> Of those refused 1 was determined by appeal, 1 was Finally Disposed of as opposed to being refused.

LDP Indicator	Target	Trigger	Outcome		
			2014	2015	2016
<b>Strategic Objective: Improving access to goods &amp; services (I)</b>					
Number & proportion of housing planning permissions at different levels of the settlement hierarchy.	60% of permissions are in the Hub Towns <sup>7</sup>	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%)
			Rural Town 55 (3.5%)	Rural Town 31 (2.6%)	Rural Town 43 (5%)
			Service Centre 14 (0.9%)	Service Centre 23 (1.9%)	Service Centre 98 (11%)
			Service Village 165 (11%)	Service Village 303 (25%)	Service Village 329 (36%)
			Large Local Village 12 (0.8%)	Large Local Village 10 (0.8%)	Large Local Village 22 (2%)
			Small Local Village 15 (1%)	Small Local Village 15 (1.2%)	Small Local Village 10 (1%)
			Open Countryside 95 (6%)	Open Countryside 38 (3.1%)	Open Countryside 64(7%)
Area of land safeguarded for transport related proposals lost to development.	0%	Any loss will require investigation	0	0	0

Review

<sup>7</sup> 63% across the 3 reporting years

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
Net change in provision of community facilities as a consequence of planning permission (area & type).	To maintain key facilities	Loss of over 3 community facilities within any 3 year period.	New facilities gained: Community Halls: 0.39 ha Public House: 1.35 ha Health facilities: 1.30ha Educational facilities: 3.91ha Open Space/Outdoor areas: 2.52 ha Other: 0.15ha No facilities entirely lost <sup>8</sup>	New facilities gained & lost: <sup>9</sup> Community Halls 0.11 ha gained 0.03 lost (13/1090/PA) Public House: 0.13ha gained Health: 0.04ha gained Educational facilities: 0.63ha gained 0.06ha lost (13/0963/PA) Open Space/Outdoor areas: 0	New facilities gained & lost <sup>7</sup> Public Houses 0.09 ha lost (13/0772/PA 15/0853/PA) Religious buildings 0.53ha lost (13/0878/PA 15/0232/PA, 15/0800/PA, 15/0322/PA). Local convenience store gain 0.01ha (15/0082/PA) Sport & recreation	

<sup>8</sup> note where a community facility has changed from one type to another this has not been considered a loss)

<sup>9</sup> As previously where a community facility has changed from one type to another this is not considered a loss. New facilities include extensions to existing site areas (and not extensions to buildings within an existing site area) and changes of use.

Annual Monitoring Report | 2015-2016

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
				<p>Other:0.32 ha gained                      -0.17 lost (14/0119/PA &amp; 14/0704/PA)                      Religious buildings 0.90 ha gained                      -0.29 ha lost (14/0318/PA 13/0909/PA)                      6 permissions where a use was changed from a community facility. However in all cases the use had previously ceased &amp; was no longer viable.</p>	<p>0.88ha gain (15/0149/PA loss 0.16ha (15/0715/PA                      Cafe loss 0.02ha (14/1059/PA15/0308/PA)                      Educational gain 0.02 (14/1192/PA loss 0.26ha (15/0584/P, 14/1098/PA. 11 permissions involved the loss of some community facility provision. In all cases justification was provided (see commentary)</p>	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
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				
(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 28.02.13 to 31.03.14. <sup>10</sup> (108.417 MW capacity permitted 01/04/13 to 31/03/14)	68.60 MW capacity permitted. <sup>11</sup>	34.77MW capacity permitted <sup>12</sup> .	

<sup>10</sup> (including allowed appeals on applications initially determined in the period to 31.03.14)

<sup>11</sup> (including allowed appeals on applications initially determined in the period to 31.03.15). Note no capacity information available for applications 14/0640/PA.

<sup>12</sup> This excludes 6 applications where no output data was available – in each case outputs were expected to be small.

LDP Indicator	Target	Trigger	Outcome		
			2014	2015	2016
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.	N/A – to be reported at Plan Review (2017)		
<p><b>Summary of Strategic Objective: Improving access to goods and services (I):</b></p> <p>The number &amp; proportion of planning permissions for new residential development (where there was a net gain of a dwelling), were broadly in accordance with the settlement strategy of the LDP, however a fall in the number of units permitted in the Hub Towns for the first time since the Plan was adopted meant a slightly lower percentage than the target (39% instead of 50% of permissions within Hub Towns). In total 922 new residential dwellings were conditionally approved across the Plan area between April 2015 &amp; March 2016. Of these, 356 were located within Hub Towns, which equates to 39% of all residential permissions. Elsewhere the percentages were in line with the strategy of the LDP. A slightly higher percentage of development in the Countryside reflects a range of applications for conversions, rural enterprise dwellings &amp; One Planet Development proposals, all of which are in compliance with the LDP.</p> <p>No area of land safeguarded for transport related proposals has been permitted for another form of development during the monitoring period.</p> <p>In terms of community facilities, eleven applications were granted where there was all or some loss of a community facility. In 2 cases former front rooms were converted back to residential use when the cafe use was shown to be unviable (14/1059/PA, 15/0308/PA). 2 educational facilities were shown to be no longer required &amp; permission granted for COU to a residential unit (15/0584/PA), &amp; redevelopment for affordable housing (14/1098/PA). 2 public houses were converted to residential use, &amp; in each case there was alternative provision in close proximity (13/0772/PA &amp;</p>					

Review

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>15/0853/PA). 4 applications involved the loss of redundant churches or chapels. In these cases the continued religious use was no longer viable &amp; marketing unsuccessful. (13/0878/PA, 15/0800/PA, 15/0322/PA, 15/0232/PA) Whilst a single application resulted in the loss of some open space, the proposal was for a redevelopment involving improved facilities within the site (15/0715/PA). Other applications involving a change of use between community facilities or where alternative provision had already been made are not included here. (For example a former health centre was converted to a commercial use (veterinary centre) once alternative local health provision had been made (15/0520/PA) &amp; a church use was lost to a community boxing club (15/0212/PA). Given that in all cases, the community facility was shown to be unviable, or no longer required, or that alternative community facilities were available locally, there is no need for further investigation of this indicator. Notwithstanding the loss of these community facilities, the proposals were acceptable within the policy framework of the LDP.</p> <p>The levels of services within settlements will be monitored at Plan Review.</p> <p>For Renewable Energy, there were 22 wind turbine applications determined by the authority in AMR year 3. Of these, 7 were conditionally approved, 10 were refused, 2 were cancelled, 2 were withdrawn &amp; 1 was dismissed on appeal following non-determination. Also, 4 proposals for wind turbines were dismissed on appeal, following refusal in AMR year 2. Additionally, there were 2 solar park applications determined by the authority, one of which was conditionally approved &amp; one withdrawn. There were several decisions on smaller-scale proposals to install solar PV panels, all approved except one. For each technology, there has been a big reduction in applications, a reflection of the reduction of the feed in tariff. However, there have been many applications for non-material amendments to previously approved schemes. In terms of potential energy outputs, the consented proposal for a wood-fuelled power station to generate energy from biomass at Trecwn is by far the most significant in AMR year 3. If constructed, this will produce 25 MW of electricity &amp; 5 MW of usable heat.</p>						
<b>Strategic Objective: Building on the County's strategic location for energy &amp; port-related development (E)</b>						
Planning permission granted for employment development on allocated sites within identified port areas (Blackbridge, Milford Haven,	100% by end of Plan period	50% without planning permission at	Blackbridge	Blackbridge	Blackbridge	
			0	0	0	
			Former Dewhirst	Former Dewhirst	Former Dewhirst	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
Goodwick former Dewhirst factory site & Goodwick Parrog).		Plan Review (2017). Annual narrative to describe progress towards delivery	factory site 0	factory site 0	factory site 0	
			Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0	
Progress towards delivery of safeguarded transport schemes.	All delivered by 2021	If finance not been secured for a project by Plan Review (2017). See Appendix 2 schemes listed under Policy GN.39. Changes since LDP adoption are shown in italics & highlighted.				
<p><b>Summary of Strategic Objective: Building on the County's strategic location for energy and port-related development (E):</b></p> <p>The strategic employment site at Blackbridge does not have a current employment-related planning permission. The main landowners were Welsh Government &amp; Pembrokeshire County Council. However, since the last AMR, the land has been sold to the development company Egnedol. The developer's proposals involve integrating a number of operations where by-products of one process are utilised for part of another. The processes &amp; the number of workers will comply with the current COMAH regulations that are in force on the existing LNG &amp; Tank Farm operations. Infrastructure &amp; other structural developments will be subject to planning applications. Pre-application discussions on future use of the site are at an early stage. It is probable that any future planning application would be deemed to be a Development of National Significance (DNS), for determination by Welsh Ministers rather than the Council.</p> <p>Neither of the two sites at Goodwick has attracted an employment-related planning application since LDP adoption – however, there is an approved residential application on part of the former Dewhirst Factory site.</p> <p>The Authority will continue to monitor uptake of strategic employment sites.</p> <p>Relatively good progress has been made towards delivery of safeguarded transport schemes. Options are being assessed for the Welsh Government Llanddewi Velfrey to Penblewin improvements, with work anticipated to be completed by 2019. The Bulford Road link (Johnston to</p>						

LDP Indicator	Target	Trigger	Outcome		
			2014	2015	2016
<p>Tiers Cross), was completed in July 2015. Work is underway on the Southern Strategic Route improvement, between the A.477 &amp; the south-shore industrial sites. Several elements of this scheme have been completed, although further components have yet to be started. Funding has been granted &amp; work is ongoing to provide services to the station building at Goodwick Railway Station, with planning consent recently granted to extend the car park &amp; provide toilet facilities for disabled people at this site. Further elements of the Pembroke Dock bus &amp; rail interchange were under construction during AMR year 3 (a new station car park, access road &amp; bus pick-up &amp; drop-off points were completed in May 2016, with other elements of the proposal yet to be implemented). The funding initially conceived for the Haverfordwest Sustainable Town Centre project has ceased, but some elements of the proposals have been taken forward, including re-configuration of the Churnworks Junction &amp; Sidney Rees Way.</p> <p>Other schemes are dependent on funding being secured. Appendix 2 provides more details on individual progress. The Authority will continue to monitor progress with delivery of the safeguarded schemes.</p>					
<p><b>Strategic Objective: Supporting the development of the distinctive role of Pembrokeshire's towns, especially within the Haven Hub (F) &amp; Regenerating town centres &amp; Sustaining &amp; enhancing the rural &amp; urban economy (G)</b></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	SP 4	SP 4
			0	0	0
			SP 14	SP 14	SP 14
			0	0	0
			GN.12	GN.12	GN.12
			0	0	0
			GN.14	GN.14	GN.14
			0	0	0

Review

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
(Core) Amount of major retail, office & leisure development (sq m) permitted in town centres expressed as a percentage of all major development permitted. (TAN 4)*	100% (figure to exclude schemes which are allocated sites outside town centres)	90% of target	0% = 7052.6 <sup>13</sup> sq m permitted outside town centres (see applications 12/0829/PA, 12/0989/PA & 12/1112/PA).	29% = 1472 sq m was located within identified Town Centres of a total 5124 sq m permitted. (See 13/0971/PA, 14/0247/PA & 14/0724/PA)	0% = 1254 sq m (net) permitted outside town centres. (See application 15/0570/PA).  No major retail proposals within town centres.	
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 <sup>14</sup> (Applications 12/0829/PA & 12/0989/PA). Narrative in summary below.	71% = 3,688 sq m. (Applications 13/0971/PA, 14/0247/PA & 14/0276/PA). Narrative below.	100% = 1,254 sqm (See application 15/0570/PA). See narrative below.	

<sup>13</sup> Figure refers to all net A class floorspace (A1, A2 and A3) but excludes non A class floorspace. Figure includes major applications only.

<sup>14</sup> Floorspace is net A1 floorspace permitted outside town centres as a percentage of total A1 floorspace.

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
Progress towards delivery of Retail allocations.	100% delivered by end of Plan period.	Any allocations which have not gained planning permission by Plan Review (2017).				
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	
Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary). <sup>15</sup>	Vacancy levels are no higher than the national (UK) average	Vacancy levels 5% higher than national (UK) average.	UK 13.9% (Source: Local Data Company, December 2013)	UK 13.2% (Source: Local Data Company, December 2014)	UK 12.5% (Source: Local Data Company, January 2016) <sup>16</sup>	

<sup>15</sup> All retail vacancy figures are taken from the PCC Retail Survey conducted November 2013, December 2014 and January 2016.

<sup>16</sup> LDC report that the reduced national vacancy rate is driven by a decrease in the number of units becoming vacant along with an above average number of units being removed from the overall stock.

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			Haverfordwest 9%	Haverfordwest 17%	Haverfordwest 18%	
			Pembroke Dock 10%	Pembroke Dock 15%	Pembroke Dock 19%	
			Milford Haven 14%	Milford Haven 21%	Milford Haven 18%	
			Pembroke 9%	Pembroke 6%	Pembroke 7%	
			Fishguard 10%	Fishguard 9%	Fishguard 16%	
			Narberth 4%	Narberth 2%	Narberth 2%	
<p><b>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):</b></p> <p>The Welsh Government has identified one core indicator for LDPs as the amount of major retail, office &amp; leisure development permitted in town centres expressed as a percentage of all major development permitted. PCC has interpreted this to cover A1, A2 &amp; A3 use classes. In the AMR period 0% of all major A1, A2 &amp; A3 floorspace permitted was located within identified Town Centres or on an allocated retail site. A single major retail application was permitted during the AMR 3 period.</p> <p>As one major application was permitted outside town centres, the trigger for further investigation with regards to this target has been reached. In the case of the major application permitted, the details were:</p> <p>Application 15/0570/PA sought to increase the permitted floorspace to 1,254 sq m (net), previously granted for 857sq m (net) (09/0297/PA &amp; 1202</p>						

LDP Indicator	Target	Trigger	Outcome		
			2014	2015	2016
<p>sq m 14/0247/PA – Sec. 73 application) for an Aldi Store at Waterloo Garage. This provides an increase of 397sq m (net). The 2015 application continued to satisfy the criteria of GN.14 &amp; the test of National Planning Policy by demonstrating a quantitative need for the proposal, that the proposal met the sequential test for retail developments &amp; that limited impacts would result on the Pembroke Dock &amp; Pembroke town centres.</p> <p>In conclusion the single major application approved outside Town Centres in the AMR period met the requirements of national planning policy &amp; the policies of the LDP. This application does not indicate any particular issue with the policies of the LDP &amp; therefore no further investigation is required at this time.</p> <p>With regard to the further indicator examining the level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or G.10 Farm Shop, PCC has considered all of those major applications which resulted in a net gain of A1 use class floorspace, of which 100% were permitted outside town centres. This figure consists of a permission for application 15/0570/PA for the Aldi Foodstore in Pembroke Dock &amp; application This application represents 100% of the total permitted A1 use class floorspace outside town centres (other than those schemes approved under GN.15 Small Scale Retail or GN.10 Farm Shops). The reason for the major permission granted at the Aldi site are set out above &amp; despite the trigger being met for further investigation, given the particular circumstances surrounding these permissions no further investigation is considered to be currently required.</p> <p>Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock &amp; Milford Haven &amp; for the first time Fishguard. Haverfordwest, Milford Haven &amp; Pembroke Dock have a vacancy rate which is over 5% higher than the national average, triggering a need for further investigation.</p> <p>In terms of the primary retail frontages – the towns of Fishguard, Narberth &amp; Pembroke have a concentration of A1 units which is below the target percentage, however Haverfordwest has now achieved acceptable levels of A1 units. Both Narberth &amp; Pembroke have a tourism role which supports the provision of A3 uses. This will continue to be monitored.</p> <p>Many Town Centres across the UK are currently struggling, reflecting wider social &amp; economic changes. The Council &amp; a number of other organisations are developing a range of actions to assist in this area. The Council’s Economy Overview &amp; Scrutiny committee undertook a detailed review of town centres in 2012/13 &amp; its recommendations supported the creation of six Town Teams across the County. These Town</p>					

Review

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>Teams have developed action plans to identify interventions which can be progressed with partners. The Council has match funded regeneration schemes to support these proposals, for example supporting a market in Milford Haven, Milford Fish Festival &amp; bungee jumping from the Cleddau Bridge at Pembroke Dock. In April 2015 Cabinet agreed to build on the initial work undertaken by Town Teams &amp; develop a suite of masterplans. The first masterplan to be undertaken was Haverfordwest &amp; work commenced in Autumn 2015. This masterplan will engage with the recent Arts Council award of £400k for the 'Confluence' regeneration project in Haverfordwest as well as the start of the £4m Heritage Lottery Fund Townscape Heritage Initiative. A project to relocate &amp; develop a 21<sup>st</sup> Century library, gallery &amp; visitor centre in the current market building in the centre of Haverfordwest has also being consulted on as part of the Haverfordwest Masterplan stakeholder engagement commenced place in Spring 2016, although no planning application has yet been received. AMR 4 will report on the conclusions from the Haverfordwest Masterplan, due to be completed by Autumn 2016. Other town centre masterplan studies will be progressed in due course.</p> <p>In Milford Haven, the Port Authority is developing a mixed use scheme for a marina which includes commercial retail &amp; fishing uses as well as 160 residential dwellings, &amp; up to 70 additional marina berths. This was recommended for approval by Planning Committee in February 2015, but a S.106 agreement has not yet been signed.</p> <p>Both Milford Haven &amp; Pembroke Dock benefit from a Council paint scheme which assists property owners in redecorating their buildings. Pembroke Dock has also benefitted from Townscape Heritage Initiative monies &amp; a commercial property grants scheme supported by EU funding.</p> <p>As well as Regeneration led initiatives, in 2014/2015 the Welsh Government introduced a Retail Relief Scheme (administered by the Council) which provided a financial contribution of up to £1k towards business rates for occupied retail properties with a rateable value of £50k or less in the financial year 2014/2015. The same scheme has been extended into 2015-16 (until 31 March 2016) with an increase in the maximum benefit to £1500 &amp; aims to assist smaller retailers, food &amp; drink businesses.</p> <p>The Council will continue to monitor retail indicators closely &amp; will work closely with Regeneration colleagues to take forward any actions emerging from the masterplans.</p>						

LDP Indicator	Target	Trigger	Outcome		
			2014	2015	2016
<b>Strategic Objective: Developing quality visitor economy founded on a distinct sense of place &amp; an outstanding natural &amp; built environment (H)</b>					
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
			GN.16 0	GN.16 0	GN.16 0
			GN.17 0	GN.17 0	GN.17 0
			GN.18 0	GN.18 0	GN.18 0
			GN.19 0	GN.19 0	GN.19 0
<b>Summary of Strategic Objective: Developing quality visitor economy founded on a distinct sense of place and an outstanding natural and built environment (H)</b>					
<p>No applications were approved during the monitoring period that were contrary to the Tourism Policies.</p> <p>Stakeholders consulted previous AMR drafts identified that it would be helpful to include a summary of proposals gaining permission under Tourism policies as well as reporting on those indicators identified within the AMR. This summary is set out below.</p> <p>Altogether 30 applications for proposals relating to tourism uses were approved during the monitoring period (a significant increase on the 16 applications approved in AMR period 2). These approvals included the following permissions for tourism accommodation:</p> <p>A total of 3 changes of use to form B &amp; B accommodation, 8 applications relating to the change of use to holiday units (some for multiple units), 1</p>					

Review

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>extension to a hotel, one renewal of a permission for a commercial business hotel &amp; the change of use of the first floor of a pub to guest accommodation. Two dormitories were also permitted. In relation to caravan development – 2 applications permitted replacement &amp; upgrading of caravan parks &amp; a further 2 application allowed all year occupancy. Permission for 45 self-catering holiday units was also granted at land to the rear of Night Owl, Penally (15/0222/PA).</p> <p>Planning permission was also granted for a range of uses relating to existing tourism facilities including extensions to facilities, new air conditioning units &amp; a permission for a new souvenir shop &amp; customer entrance at Folly Farm. Permission was granted to change the use of an existing hangar building to an indoor trampoline park in Haverfordwest (Hangar 5) – (14/1103/PA). The range of tourism permissions granted alongside the evidence of compliance with policies suggests that the policies of the Plan are allowing for a range of appropriate tourism developments to take place under the strategy of the LDP.</p>						
<b>Strategic Objective: Sustaining &amp; enhancing the rural &amp; urban economy (C)</b>						
<p>(Core) New employment land developed (ha/sq m).</p> <p>New employment land developed for offices (ha/sq m)</p> <p>New employment land developed for industry &amp; warehousing (ha/sq m).</p>	100 ha developed by 2021	Less than 45ha developed by 2017.	<p>1,154.11ha developed at 2013<sup>17</sup></p> <p>These figures sub-divide as follows:</p> <p>13.20ha developed for offices</p>	<p>An additional 218287 sq m (21.8 ha) developed from permissions granted post LDP adoption (2013-2015)<sup>18</sup>.</p>	<p>A new methodology for the employment site survey work was introduced in 2015.</p> <p>Employment &amp; mixed use allocations plus the key existing</p>	

<sup>17</sup> Based on best available data and reflecting changes to allocations between JUDP and LDP and also economic downturn over this period.

<sup>18</sup> Based on PCC Employment Land Survey 2015.

# Annual Monitoring Report | 2015-2016

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			1,140.91ha developed for industry / warehousing		employment sites & windfall sites over 0.5 ha granted since LDP adoption are monitored.  Baseline total site area 2013: 1137 ha (11,373,700 sqm).  Total site area 2015: 1146 ha (11,451,982 sqm).  Site area in use 2013: 945 ha (9,448,700 sqm).  Site area in use 2015: 829 ha (8,294,777 sqm).	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
					Vacant land 2013: 193 ha (1,925,000 sqm). Vacant land 2015: 316 ha (3,167,205 sqm). Office use: 0.08 ha (758 sqm) A2 use plus a small proportion of the 11.96 ha (119,593 sqm) B1 use. Industry & warehousing use: a large proportion of the 11.96 ha (119,593 sqm) B1 use, plus 366.27 ha (3,662,725 sqm)	

# Annual Monitoring Report | 2015-2016

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
					B2 use & 159.53 ha (1,599,310 sqm) B8 use.	
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: 3,022.84sq m B1 7,646.00sq m B2 3,455.50sq m B8 -76.34sq m other Totals permitted on allocated sites: 173,550.00sq m B1 (no B2, B8 or other) Unallocated =	Totals permitted on unallocated sites: 1,528,175.45 sqm (14,899.25 sqm - B1 7,858 sqm -B2 727,239 sqm - B8 21,541 sqm - other) Totals permitted on allocated sites: 213,915.7 sqm (7440 sqm B1 200779.7 sqm	Total area permitted for employment uses for unallocated, windfall sites under 0.5 ha post 2013: 3.86 ha (38,600 sqm).	

# Annual Monitoring Report | 2015-2016

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			0.075% of total (14,048sq m / 187,598sq m).	B2 3430 sqm B8 21541 sqm Other) Unallocated = 87.7%		
Progress towards delivery of strategic employment sites: a) Blackbridge	75% delivered by 2021.	Development not commenced by the following	Blackbridge 0	Blackbridge 0	Blackbridge 0	

# Annual Monitoring Report | 2015-2016

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			Pembrokeshire Science & Technology Park 0	Pembrokeshire Science & Technology Park Permission for 2,065 sq m of industrial building (B1 use) granted (14/0219/PA).	Pembrokeshire Science & Technology Park Permission for 2,065 sq m of industrial building (B1 use) granted (14/0219/PA, 15/0475/PA) – building completed in AMR year 3 & awaiting occupation.	
			Withybush Business Park 0	Withybush Business Park Permission for 75 sq m of A1 use together with 400 sq m of storage B8 use granted	Withybush Business Park Permission for 75 sq m of A1 use together with 400 sq m of B8 storage use – 14/0509/PA	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
				(14/0509/PA). <sup>19</sup>	(granted in AMR year 2). Also permission for a B8 storage unit – 15/1237/PA, the latter granted on 21/04/16 (just in AMR year 4). A non-employment proposal has also been granted <sup>15</sup> .	
			Trecwn 0	Trecwn 0	Trecwn 0 Permission granted for a wood fuelled power station to	

<sup>19</sup> Planning permissions also granted for non employment uses (applications 13/0034/PA – golf driving range, 13/0682/PA, 15/0263/NM, 15/0307/PA, 15/0463/DC, 15/1320/PA – place of worship and 14/0373/PA – security fence and porta-cabin for cafe). Two outstanding applications at the end of AMR year 3 – 15/1084/PA for an indoor fitness centre and 16/0060/PA for an activity centre.

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
					generate energy from biomass, 14/04/15 – at Trecwn, but outside the allocated site area.	
Progress towards delivery of mixed use sites: a) Haverfordwest – Old Hakin Road b) Johnston Arnold’s Yard c) Dale Road, Hubberston	66% delivered by 2021	Sites do not have planning permission by Plan Review (2017).	Haverfordwest – Old Hakin Road 0 Since LDP adoption, an application (to vary conditions on the 2012 consent) has been received <sup>20</sup> .	Haverfordwest – Old Hakin Road 0 Permission granted to extend time for commencement of mixed use development (14/0151/PA).	Haverfordwest – Old Hakin Road 0 No further planning applications have been received on this site.	
			Johnston Arnold’s Yard 0	Johnston Arnold’s Yard 0	Johnston Arnold’s Yard 0	
			Dale Road	Dale Road	Dale Road	

<sup>20</sup> 14/0151/PA, approved on 1<sup>st</sup> August 2014 (in AMR year 2).

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			Hubberston 0	Hubberston 0	Hubberston 0	
(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 (MTAN).	Maintenance of the hard rock & sand & gravel landbanks 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 met for sand & gravel. See summary text for this Objective in LDP AMR 2.	Trigger for further investigation met for sand & gravel. See summary text for this Objective, below.	
Number of applications approved contrary to Policy GN.22. <b><i>(Please note this is an amended indicator as proposed by AMR 1, paragraph 3.17).</i></b>	0	More than 4 approvals in 4 years.	See Minerals Note 2 from AMR 1 (2013/14). 189 approved applications between 28/02/13 & 31/03/14 were outside a	0	0	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			Settlement Boundary & within the mineral safeguarding area. Of these: For 71, Policy GN.22 should probably have been a consideration <sup>21</sup> . For 100, Policy GN.22 was unlikely to have been a significant consideration. 14 were agricultural notifications.			

<sup>21</sup> Of the 71 applications where GN.22 should probably have been a consideration, the issue was considered in only 2 decisions. In each instance the conclusion reached was that no prior extraction was required. This does not imply that, in the remaining 69 cases, it would necessarily have been required, but it should have been considered. This has been addressed for the future by publication of a Good Practice Guidance Note on the application of policy GN.22 (March 2014).

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			4 were prior notifications.			
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, below.	
<p><b>Summary of Strategic Objective: Sustaining and enhancing the rural and urban economy (C):</b></p> <p>The Employment Survey 2015 presents information on employment land &amp; buildings on LDP employment &amp; mixed use allocations, on the main existing industrial sites &amp; on windfall sites consented since LDP adoption. Key elements of the results for 2015 are presented above. The reduction of land in use &amp; increase in vacant land in 2015 (compared with the 2013 baseline) is largely attributable to the temporary cessation of use on the Milford Haven Refinery site. Much of this site is now in use once more, but as a storage facility. Further information is available in the Employment Survey Report, 2015, which is published on the Council's web-site.</p> <p>There has been some progress towards delivery of the strategic employment sites. The target for 2021 is 75% delivery &amp; there are triggers for further investigation if there has been no development at Blackbridge by 2018 &amp; the three other sites by March 2017. The Authority will continue to monitor uptake.</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>At Blackbridge, there have been no planning applications received in the post LDP adoption period. Welsh Government &amp; Pembrokeshire County Council sold their land holdings in this area to the development company Egnedol recently. This site is within the recently declared Haven Waterway Enterprise Zone. The Enterprise Zone boundary extends beyond the LDP strategic employment allocation.</p> <p>At the Pembrokeshire Science &amp; Technology Park, development got underway several years ago with the construction of the Bridge Innovation Centre. The recently permitted steel frame B1 industrial building reported in AMR 2 has been completed. This site is also within the Haven Waterway Enterprise Zone.</p> <p>Some parts of the Withybush Business Park site have already been developed. There is also road infrastructure in place which will serve undeveloped parts of the site. This site is within the Haven Waterway Enterprise Zone. Planning permission was granted for a new building with sales &amp; storage elements during the AMR 2 period &amp; permission was granted for a B8 storage facility on a small part of the site early in the AMR 4 period.</p> <p>At Trecwn, buildings &amp; infrastructure relating to earlier military uses remain. No new planning permissions have been granted during the last AMR period but permissions have been granted outside the allocated area for a diesel-fired peaking plant (2012) &amp; for a wood-burning power station (early in the AMR 3 period).</p> <p>On the three mixed-use allocations 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.</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 &amp; modifications, the most recent of which was approved on 01/08/14.</p> <p>At Arnold's Yard, Johnston, there are no recent planning applications &amp; historic uses have ceased.</p> <p>The mixed use site at Dale Road, Hubberston, Milford Haven, remains undeveloped &amp; there have been no planning applications post LDP adoption.</p> <p>Regarding minerals, the land-bank in SW Wales for hard rock production sites outside the National Park is extensive. The eventual cessation of</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>National Park production is therefore unlikely to be problematic. However, for sand &amp; gravel the land-bank is less substantial &amp; new terrestrial production sites will need to be identified.</p> <p>The Regional Technical Statement for Aggregates for North Wales &amp; South Wales, 1<sup>st</sup> Review, encourages co-operation between the four Authorities. In particular, this will focus on finding alternative minerals production sites to those in the Pembrokeshire Coast National Park. Mineral reserves in the National Park will not be exhausted for several years. However, bringing forward new sites has a long lead-in time. Hence there is a degree of urgency to the task.</p> <p>The South West Wales Mineral Planning Group is taking this work forward. This group comprises representatives from Pembrokeshire, Carmarthenshire, Ceredigion &amp; the Pembrokeshire Coast National Park Local Planning Authorities. The group meets twice a year to discuss minerals planning issues across SW Wales.</p> <p>Good practice guidance has been prepared to provide practical advice on its consideration in the course of evaluating the merits of planning applications in the safeguarded area. Monitoring for AMRs 2 &amp; 3 indicates that no applications were approved contrary to the provisions of GN.22.</p>						
<p><b>Strategic Objective: Developing vibrant communities providing a range &amp; mix of homes &amp; local services (D) (See also indicators for Sustaining &amp; enhancing the rural &amp; urban economy)</b></p>						
(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. 2014-2015 JHLAS is currently with PINS for determination.	5.0 years indicated by 2014-2015 JHLAS. JHLAS for 2016 currently in preparation.	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
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)	
(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.				
Progress towards delivery on the following housing sites: a) Slade Lane South, Haverfordwest b) Slade Lane North, Haverfordwest a) Maesgwynne, Fishguard	All sites should deliver identified units anticipated in the Plan by 2021	Development not commenced by the following dates: a) Slade Lane	Slade Lane South Planning permission in place (outline) 12/0830/PA for 729 residential	Slade Lane South Permission still in place. Agent comments on JHLAS 2014	Slade Lane South Permission still in place. Agent comments on JHLAS 2016 indicate	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
b) Shoals Hook Lane		South, Haverfordwest – 2017	properties, a Superstore & Petrol Filling Station across Slade Lane South & Slade Lane North.	indicate intention to implement facilitating infrastructure to bring site forwards ASAP, works scheduled to commence 4 <sup>th</sup> QTR 2014, likely to be completed in 2014. Slade Lane South available for development by 1 <sup>st</sup> QTR 2016.	intention to build out with an appropriate housebuilder partner with an estimated start date of Q2 2017.  There are not site constraints & all implementing infrastructure is in place.	
		b) Slade Lane North, Haverfordwest – 2020	Slade Lane North As Above	Slade Lane North As Above.	Slade Lane North As above.	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
		c) Maesgwynne, Fishguard – March 2017	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. Section 73 application 14/0070/PA undetermined at base date of AMR.	Maesgwynne Planning permission in place 07/1454/PA (outline), expires 16/10/2016. Section 73 application 14/0070/PA undetermined at base date of AMR.	
		d) Shoals Hook Lane – March 2017.	Shoals Hook Lane No permission.	Shoals Hook Lane No permission.	Shoals Hook Lane No permission.	
Affordable Housing percentage target in GN.27	Target will reflect economic circumstances	Should average house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through	Base price September – December 2012 was £155,000. No increase by 5% over 2	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through	

# Annual Monitoring Report | 2015-2016

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
		then the Authority will consider other triggers identified in the Affordable Housing SPG & may conduct additional viability testing & modify the targets established in GN.27 & GN.28	monitoring (see LDP Affordability Index June 2014).	quarters through monitoring (see LDP Affordability Index June 2015).	monitoring (see LDP Affordability Index Sept 2016).	
(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)	
Total number of affordable homes granted planning permission.	980 by 2021	If less than 50% of target by Plan Review (2017).	323	265	125	

## Annual Monitoring Report | 2015-2016

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
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 contributions of £395,207.25 on section 106 agreements signed in the last financial year. (This includes 182 Affordable Homes to be provided on Slade Lane Haverfordwest).	220 with financial contributions of £2,244,805.25 on section 106 agreements signed in the last financial year. (This includes a £1.28 million contribution from Fishguard Marina).	74	
Number of affordable homes permitted as Exception sites.	40 by 2021	If less than 20 by Plan Review (2017).	47 <sup>22</sup> (3 applications permitted 12/0850/PA for 2 units at Roch, 12/0882/PA at	0	10 (1 application permitted 14/0921/PA) at St Florence.	

<sup>22</sup> Please note figure excluded RM applications.

# Annual Monitoring Report | 2015-2016

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			<p>Scleddau for 27 units &amp; 12/0977/PA at Saundersfoot (outside PCNPA) for 18 units). All units permitted on exception sites during this period were delivered by Registered Social Landlords, so numbers are also included in figures below of number of affordable homes permitted delivered by RSLs)</p>			

## Annual Monitoring Report | 2015-2016

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
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) <sup>23</sup>	
Number of rural workers dwellings granted planning permission	40 by 2021	50% of target.	3	5	4	
Indication of general level of Affordable Housing Need.	No significant increases annually.	Level of need varies by over 10% in comparison with 2012 level as measured by the Common Housing Register.	1,641 Affordable Homes required each year (Local Housing Market Assessment 2014). (Note 2012 LHMA figure was 1,656 a year).	1,641 Affordable Homes required each year (Local Housing Market Assessment 2014).	1,641 Affordable Homes required each year (Local Housing Market Assessment 2014).	
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	Further investigation if affordable housing is less	323 gained planning permission out of a total of	265 gained planning permission out of a total of	119 gained planning permission out of a total of 922	

<sup>23</sup> Figure of 43 includes 10 units permitted as an exception site in St Florence. The applicant and agent for this application was not an RSL but the scheme is being delivered by an RSL and is therefore included.

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
	to be at least 15% of overall permission & completion.	than 12.5% of overall permissions.	1,547 new houses permitted. (20%) 73 affordable units built 2013-2014 <sup>24</sup> , out of a total of 459 built <sup>25</sup> (15.9%).	1,210 new houses permitted (21.9%). 117 affordable units built 2014-2015 <sup>26</sup> out of a total of 588 built <sup>27</sup> (19.8%).	houses permitted (12.9%). 131 affordable units built 2015-2016 out of a total of 405 built (32%).	
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 out of 58 applications	89.1% of housing proposal provided Affordable Housing contributions (57 out of 64 applications	To be supplied	

<sup>24</sup> Source PCC WG Affordable Housing return

<sup>25</sup> 2013-2014 PCC Housing Survey

<sup>26</sup> Source PCC WG Affordable Housing return

<sup>27</sup> 2014-2015 PCC Housing Survey

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			where AH contributions could have been sought).	where AH contributions could have been sought).		
(Core) Average density of housing permitted on allocated sites.	30 dph in Hub Towns & 25 dph in Rural settlements.	Further investigation if less than 25dph in urban areas & less than 20dph in rural areas.	Hub Towns 29 dph	Hub Towns 29 dph	Hub Towns 37 dph	
			Rural Settlements 27 dph	Rural Settlements 24 dph	Rural Settlements 26 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 <sup>28</sup>	Hub Towns 60 dph	Hub Towns 40 dph	
			Rural Settlements 20 dph	Rural Settlements 19 dph	Rural Settlements 24 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 (12 on private sites, 3 on a	19 pitches permitted since GTANA 2010. 3 private sites	26 pitches permitted since GTANA 2010. 1 new private site permitted 2015-	

<sup>28</sup> This figure is significantly higher than densities achieved elsewhere due to the high number of flat/apartment developments which are classed as urban windfall.

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			public allocated site). 5 pitches permitted post LDP adoption (11/0093/PA, 13/0345/PA & 13/0790/PA).	permitted 2014-2015 (13/0429/PA, 14/0400/PA & 13/0744/PA).	2016 (5 pitches – 15/0657/PA) & one extension permitted to an existing private site (an additional 2 pitches - 14/0448/PA).	
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 (13/0790/PA).	3 pitches delivered at Castle Quarry. Second application to de-register common land in Kilgetty submitted.	Application to de-register common land in Kilgetty successful.	
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.				
Meeting newly arising (2016) need by the end of 2021 Level of need identified within Gypsy	Need identified in 2016 survey met by	No trigger.	N/A	N/A	Draft GTAA has been produced	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
Traveller Accommodation Needs Assessment (produced end of 2016)	the end of 2021.				but not yet finalised.	
Number of applications approved contrary to the protective aim of Policy GN.33.	0	3 over 3 years.	0	0	2 (14/1103/PA, 15/0132/PA)	
<p><b>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):</b></p> <p><b><u>Housing</u></b></p> <p>The Joint Housing Land Availability Study (JHLAS) for 2014-2015 was published on the 11th December 2015. It indicated that PCC had a 5.0 year land supply. This meets the target of 5 years, but is below the trigger for further investigation (5.5 years) established by the AMR. The 2015-2016 JHLAS is currently under production.</p> <p>Other housing indicators suggest a slight slowing of the market in AMR 3, both in terms of permissions granted &amp; in terms of units built. 405 new dwellings were built in this monitoring period. The target of 15% of affordable housing has been met for completions but not for permissions this year. However the trigger for further investigation has not been met. The overall drop in permissions granted for units this year, combined with a drop in applications in the larger settlements has meant that many of the permissions granted are on sites which are below the threshold for affordable housing. This issue will continue to be monitored next year.</p> <p>In terms of the strategic housing sites identified in the Plan, planning permission was been gained for 729 residential homes on the sites identified at Slade Lane North &amp; 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 &amp; 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 &amp; a bond received by the Authority. The Sewage bond &amp; utility infrastructure agreement have been completed &amp; bonds paid. A land transfer for Education purposes has also taken place. Feedback from the applicant to the JHLAS process in 2016, suggests that work on the site is likely to commence in 2017.</p> <p>No planning applications have been received on Shoals Hook Lane in Haverfordwest. In Fishguard, the Maesgwynne site has an existing</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>permission on part of the site. A new planning application was received to extend the time period for the submission of reserved matters but had not been determined at the base date of this report.</p> <p>From those residential developments on which PCC was able to seek contributions towards affordable housing it did so on XX% + additional commentary</p> <p>In total 119 Affordable Homes gained planning permission, of these 74 affordable homes were negotiated through section 106 legal agreements, with financial contributions of just over £1.048 million signed in the last financial year. In addition to these contributions, the Registered Social Landlords or developments later purchased by them gained planning permission for 40 new Affordable Housing units. 5 planning permissions were given for Rural Workers Dwellings – as these can also be used as Affordable Homes, they have been included in the total figure. PCC is monitoring the number of permissions given on exception sites – in 2015-16 1 new permission was granted for 10 units, compared with none in 2014-2015 and 47 units in 2013-14 significantly higher than the Plan’s targets.</p> <p>In line with commitments in the SPG &amp; AMR, PCC is continuing to monitor house prices &amp; other indicators to assess whether any changes are required to the levels of Affordable Housing contributions set out as indicative targets. Monitoring to date has indicated that no change is necessary &amp; the targets of the Plan remain appropriate (see LDP Affordability Index October 2016).</p> <p>Whilst levels of need for Affordable Housing are still acute in Pembrokeshire with a need for 1,641 affordable homes a year (2014 LHMA) (significantly more than the number of market dwellings built each year), the Plan is successfully delivering high levels of Affordable Housing, giving planning permission for a cumulative figure of 683 units out of a total Plan target of 980 since adoption. Stakeholders have requested that the AMR include information on the way in which any commuted sums for Affordable Housing have been spent by the Authority. During the year 2015-2016 four schemes were identified &amp; therefore £26.7k was paid to RSLs by the Authority.</p> <p>In relation to density, figures are being achieved above targets on allocated sites &amp; on windfall sites in urban areas. In rural windfall developments a density of 24 dph was achieved which although slightly below the target, is short of the trigger for further investigation &amp; is an improvement on 2015 figures. A breakdown of each level of the Settlement Hierarchy reveals that it is a lower density in Large &amp; Small Local Villages that pulls the Rural Settlement density figure below the target figure. No further action is therefore required at this time.</p> <p><b><u>Gypsy Traveller Provision</u></b></p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>In terms of Gypsy Traveller pitches, since the GTANA assessment took place in 2010, 26 additional pitches have gained planning permission. The target of achieving an additional 40 pitches by the end of 2015 has therefore not been met, triggering the need for further investigation. . Whilst the target of 40 pitches has not been met, the vast majority of pitches delivered since 2010 have been granted permission on private sites (all except 3), demonstrating that the policies of the LDP are working effectively in enabling private provision to come forwards. The initial refusal by Welsh Government to de-register the common land at Kingsmoor, Kilgetty has resulted in a delay with progress towards delivering this significant allocation (likely to provide 15 pitches). Approval for the de-registration &amp; enclosure of the Common Land was finally received in December 2015 &amp; work is now progressing on a planning application &amp; grant funding application to support this extension.</p> <p>A draft GTAA was produced in 2015, in line with new guidance published to accompany the Housing (Wales) Act. This draft GTAA was submitted to Welsh Government in February 2016 &amp; indicated a need for 33 pitches between 2015 &amp; 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. A final version of the GTAA had not been published at the base date for the AMR but will be reported on in AMR 4. In terms of the LDP, current allocations &amp; policies are enabling both private &amp; allocated sites to gain permission &amp; on this basis no further investigation is required at present.</p> <p><b><u>Applications approved contrary to GN.33 Community Facilities</u></b></p> <p>Two applications were approved contrary to the requirements of GN.33 – 14/1103/PA for a trampoline park &amp; 15/0132/PA which was the change of use of a listed building to an independent school. In the case of 14/1103/PA the application was deemed contrary to policy GN.33 as the location was not well-related to a settlement. However significant weight was given to TAN 23 Economic Development, which states that local planning authorities are expected to adopt a positive approach to the conversion of buildings for business re-use. 15/0132/pa was also deemed contrary to policy GN.33 as the location was not well-related to a settlement. However this conflict with policy GN.33 was considered to be outweighed by the particular circumstances of the school which would operate from the site (serving a large catchment area).</p>						Review
<p><b>Strategic Objective: Delivering design excellence &amp; environmental quality (B) &amp; Protecting &amp; enhancing the natural &amp; built environment (J)</b></p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
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 <sup>29</sup>	1	
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%	
Number of permissions approved contrary to Policy SP16.	0	More than 4 in 4 years.	0	0	0	
(Core) Amount of Greenfield land lost to development (ha) which is not allocated in the Plan.	None (No target)	None (No trigger)	365.07 ha	299.8 ha <sup>30</sup>	41.14 ha	
Amount of Greenfield lost to development outside settlement boundaries.	None (No target)	None (No trigger)	338.98 ha	280.64 <sup>31</sup>	32.02 ha	

<sup>29</sup> The 12 applications Conditionally Approved against the protective aims of GN1.3, recognise the minor adverse impacts on landscape quality, but balance this against the positive impact and compliance with GN.4.

<sup>30</sup> Figure has removed duplicate applications covering the same area of land e.g. Non-material amendments/revised applications.

<sup>31</sup> Figure has removed duplicate applications covering the same area of land e.g. Non-material amendments/revised applications.

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
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	
Number of planning permissions granted contrary to the aim of Policy GN.37.	None	More than 4 in 4 years.	0	0	0	
Number of planning permissions, listed building consents & SAM consents granted contrary to Policy GN.38.	None	More than 4 in 4 years.	3	12	2	
(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%)	46.87 ha (11.3%)	291.05 ha (85%)	
(Core) Amount of waste management capacity permitted	No target	No trigger	3.65 ha	4.20 ha	3.32 ha	
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.	It has not proved possible to find a new site within the National Park, but a planning application has been submitted for a new civic	New facility conditionally approved on 17/07/14 (13/1110/PA), operational from Easter 2015.	The requirement of this indicator has been met.	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			amenity site & recycling centre within the Council's planning area, at Devonshire Drive, near New Hedges. This application was undetermined at 31/03/14, but was conditionally approved on 17/07/14 (13/1110/PA).			
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. This permits an extension to the	The site is fully operational.	The requirement of this indicator has been met.	

LDP Indicator	Target	Trigger	Outcome		
			2014	2015	2016
			existing civic amenity site, for a materials recovery facility.		
<p><b>Summary of Strategic Objective: Delivering design excellence and environmental quality (B) And Protecting and enhancing the natural and built environment (J):</b></p> <p>The number of applications approved in spite of being contrary to the requirements of Policy GN.1, criterion 3 was one, &amp; significantly fewer than during AMR 2. The application was for a renewable energy scheme. Whilst the trigger for further investigation for this policy has been met, in this case as in previous cases, it was judged that although the proposal was contrary to GN.1(3), the adverse effects on landscape character, quality &amp; diversity would be minor &amp; environmentally acceptable. The application was considered to accord with Policy GN.4, this being given greater weight in the decision making process than the non-compliance with GN.1(3). Officers will continue to monitor this issue. Given that renewable energy projects, particularly wind turbines, will inevitably have some adverse impacts on landscape, it may be necessary to re-evaluate the detailed wording of GN.1(3) at Plan review. The general support given by the LDP to renewable energy projects, through the provisions of Policy GN.4, should only be given less weight in the decision making process than landscape considerations where there is risk of significant harm, particularly where this extends into National Park locations.</p> <p>The area of Greenfield land permitted for development which is not otherwise allocated is significantly lower than in previous years, but still above the target of 0ha. Investigation of the type of development permitted suggests that the target for this is inappropriate &amp; the high levels of development on Greenfield land are appropriate. There are many reasons for the reduction in Greenfield development, but this may primarily be attributed to the significant reduction in renewable energy applications (including wind turbines &amp; solar arrays). Proposals given permission on non-allocated Greenfield land include a range of uses such as those relating to agriculture &amp; equestrian uses (sheds, slurry lagoons &amp; agricultural tracks), with a small area permitted for residential use (for example on exception sites &amp; rural enterprise workers dwellings), Low Impact development proposals &amp; some tourism proposals requiring a countryside location. The Authority will continue to monitor this area.</p>					

Review

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>The trigger for permissions, listed building consents &amp; SAM consents granted contrary to Policy GN.38 has also been met, with 2 applications identified as being approved despite being contrary to GN.38. In one case the proposal was for renewable energy developments (a wind turbine) &amp; limited adverse effects on the historic environment was identified, &amp; the proposal was in accordance with Policy GN.4, which supports renewable energy installations. The second development granted permission contrary to Policy GN.38, was for the re-use of a Listed Building as a school (15/0132/PA). New buildings to be used in association with the school were considered to fail to have special regard to the setting of the Listed Building. When balanced against the broader benefits of the re-use of a vacant Listed Building &amp; the temporary nature of the buildings, securing its future was given substantial weight &amp; the proposal approved contrary to GN.38, &amp; the new buildings approved for a period of two years only. The wording of GN.38 is such that even where a limited adverse effect is identified, a proposal must be considered to be contrary to the policy. Consideration will be given to re-examining this wording at Plan Review, to ensure that only those proposals with a significant adverse effect are deemed contrary to policy.</p> <p>The waste management capacity permitted between 01/04/15 &amp; 31/03/16 was 3.32 ha on 7 sites. These are:</p> <ul style="list-style-type: none"> <li>• Plot 12A, Waterston Industrial Estate – storage building at the existing end of life vehicle recovery facility (0.06 ha)</li> <li>• Sewage Treatment Works, Llanrhian Road, Crosegoch – extension &amp; upgrade of existing sewage treatment works (0.14 ha)</li> <li>• Green Acres Skip Hire, Dwrbach, Fishguard – side extension to existing waste building &amp; operation as a material recovery facility, recycling facility &amp; associated works (0.08 ha)</li> <li>• Langdon Mill Farm, Begelly – 1MW anaerobic digestion plant (0.70 ha)</li> <li>• Ludchurch Farm – 0.5MW anaerobic digestion plant (0.71 ha)</li> <li>• Drysgolgoch Farm, Llwyndrain – depositing of excavated material &amp; landscaping works (1.30 ha)</li> <li>• Plot 12A, Waterston Industrial Estate – extension of an existing building for staff welfare / office facilities &amp; under-cover storage (0.33 ha)</li> </ul> <p>There were further waste-related applications in AMR year 3 which modified previously consented proposals without changing the original site area.</p>						Review

## Annual Monitoring Report | 2015-2016

---

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>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 &amp; the requirements of the indicators therefore met.</p>						

## Appendix 2 – Progress towards delivery of safeguarded transport routes and improvements (GN.39)

### Welsh Government Road Improvement Schemes

Site Name	Applications received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
A.40 Llanddewi Velfrey to Penblewin	None	None	Not started		<p>Welsh Government Trunk Road Forward Programme Phase 3 scheme.</p> <p>Timing – timetable announced 04/02/16.</p> <p>Appoint design &amp; build contractor – summer 2016.</p> <p>Public information exhibitions – end of 2016.</p> <p>Statutory process – summer 2017 to Spring 2018.</p> <p>Public local inquiry (if required) – end of 2017</p> <p>Construction starts – Spring 2018</p> <p>Construction ends – Spring 2020.</p> <p>Funding – WG with potential EU support.</p>
Improvement to the A.40 west of St. Clears	None	None	Not started		<p>Regional Transport Plan for SW Wales, page 46 - priority 3 scheme.</p> <p>WG (12/06/15) provided an update on the A.40 Improvement Study. It concluded that dualling of the A.40 could provide positive returns in the longer term, but there is a strong case for discrete measures involving a 2 + 1 carriageway layout in the shorter term. An Employer's Agent was to develop</p>

					additional packages of improvements for the A.40.
--	--	--	--	--	---

**Local road improvement schemes**

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
Northern Distributor Network – Bulford Road link (Johnston to Tiers Cross)	11/0772/PA – C3013 road improvement scheme, conditionally approved 10/09/12 (Non-material amendments – 15/0407/NM & 15/0410/NM).	11/0772/PA – implemented 15/0407/NM – implemented 15/0410/NM – implemented	2014/15	2015/16	Funding – WEFO convergence funding with WG Local Transport Fund grant & PCC match funding. Completed July 2015
Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) & Phase 2 (Western Bypass)	None	None	Not started		Joint Transport Plan (JTP) for South West Wales medium & long term programmes (2020 – 2030), page 39. Phase 1: Outline design completed 2010; & Phase 2: Department for Transport Stage 2 Assessment undertaken in 2007. Funding – no current Local Transport Fund commitment.
Blackbridge Access Improvement & Waterston Bypass	None	None	Not started		Joint Transport Plan for South West Wales Programme for 2015-20, page25 'Transformational connectivity project' & page 33 'Waterston Bypass (priority 24). Timing – uncertain.

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
					The developer Egnedol (purchaser of sites at Blackbridge & Waterston) is proposing the construction of a biomass to energy facility at Blackbridge. Development of highway improvements is currently on hold due to the proposed access being via the estuary & sea going vessels.
Southern Strategic Route – A.477 Nash Fingerpost to Energy Site corridor enhancement	10/0354/PA – Kingsfold Junction, re-alignment of B.4319 & C.3183 junction, conditionally approved 04/10/10 11/1145/PA – C.3183, Maidenwells – new link road & roundabout, conditionally approved 14/08/12 12/0131/PA – N of Glenside, Stoops Lake, Pembroke – re-alignment & widening of A.4075 & landscaping, conditionally	10/0354/PA – implemented 11/1145/PA – not started at July 2014 12/0131/PA – implemented	2012/13	Most elements completed by end of 2015/16	The Southern Strategic Route (Nash Fingerpost to Energy Site Corridor Enhancement) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 3). Timing – most elements now implemented. The Greenhill / Glenside re-alignment was completed in December 2015. A new link road & roundabout planned for Maidenwells has been subject to a public inquiry (November 2015). The Inspector’s Report was received on 1 <sup>st</sup> July 2016 & recommends Orders be made. The scheme will now progress to implementation stage, subject to completion of statutory processes. Funding – scheme completion will follow as funding becomes available.

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
	approved 14/08/12				

### Bus and rail interchanges

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
Fishguard (bus focal point)	None	None	April 2016 (design)		<p>Fishguard Town Centre Access Improvements, including bus focal point, are listed in the Joint Transport Plan for South West Wales, page 32, as a PCC scheme for delivery 2015 to 2020 (priority 2).</p> <p>Potential component of Town Centre School Site re-development.</p> <p>Funding – Local Transport Fund Grant commitment for 2016/17, with indicative allocation for 2017/18, subject to successful bid.</p>
Fishguard & Goodwick Railway Station (bus/rail interchange) (although not mentioned in the JTP, consideration of an inter-modal freight transfer station here)	15/0351/PA – Station Road Car Park, Station Hill, Goodwick – extension to car park & provision of external disabled access toilet –	15/0351/PA	2012/13	New station building opened May 2012, further elements completed in 2015/16	<p>Timing – the station re-opened in May 2012.</p> <p>Funding – WG Regional Transport Plan Grant.</p> <p>Local Transport Funding for 2015/16 has enabled work to increase car parking, to facilitate commercial use of the station building &amp; additional sustainable transport improvements.</p>

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
has been mooted)	conditionally approved 14/08/15				
Milford Haven (bus/rail interchange)	None	None	Not started		Joint Transport Plan for South West Wales, PCC scheme for delivery 2015 to 2020, page 33 (priority 21). Timing – uncertain. Funding – no Local Transport Fund Grant commitment <sup>32</sup> .
Pembroke Dock (bus/rail interchange)	12/0375/PA – land E of Water Street & N of Pembroke Dock Railway Station – public transport interchange – conditionally approved 31/10/12	12/0375/PA - implemented	2014/15	Phase 1 completed 2014/15 & phase 2 completed in 2015/16	Joint Transport Plan for South West Wales, page 33 (priority 17). Timing – phase 1 completed 2014/15 & phase 2 completed 2015/16. Funding – Local Transport Fund Grant 2014/15 for phase 1 construction & 2015/16 for phase 2. Phase 3 would complete the 2012 approved scheme, but there is no Local Transport Fund commitment <sup>33</sup> .

<sup>32</sup> August 2016

<sup>33</sup> August 2016

**Rail network improvements**

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
Clunderwen Railway Station improvement	None	None	2013	2013	Timing – access improvements completed 2013. Funding – National Station Improvement Plan funding for access improvements was secured in August 2011.

**Park and ride schemes**

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
Tenby Park & Ride Scheme (possibly with implications for non National Park locations)	04/0338/PA, 04/1453/PA & 04/1455/PA Each of these applications proposes a business park, foodstore & park & ride facility on land adjacent to the A478 at New Hedges. None of them received planning consent.	None in PCC planning area	Not started		Forms part of the Tenby Sustainable Access Project, which is in the Joint Transport Plan for South West Wales, page 33 (priority 22). Timing – uncertain. Funding – ‘Sustainable Access Study for Tenby’ completed, 2012. No Local Transport Fund Grant commitment at present.

County Council programmed highway schemes

(Where not otherwise included)

Schemes safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
B.4318 Gumfreston to Tenby Diversion & Improvement, Phase 3	None	None	2014/15	April 2016	LDP Candidate Site, submitted by PCC Transportation & Environment Directorate Timing – automatic flood warning & information signs completed in April 2016 (in place of a complex road improvement). Funding – by PCC.
B.4320 Monkton re-alignment	None	None	Not started		LDP Candidate Site, submitted by PCC Transportation & Environment Directorate. Timing – uncertain, but likely to be within the LDP plan period. Funding – no Local Transport Fund Grant commitment for 2016/17. Listed as a Joint Transport Plan aspiration which is unlikely to be delivered within the 5 year lifetime of the JTP. Included within the JTP medium to long term programme for 2020 to 2030, page 39.
A.40 High Street to A.487 West Street ('Chimneys' link), Fishguard	None	None	Not started		Scheme linked to broader town centre regeneration, including a new food-store. The concept is supported by WG (the completed road would become part of the trunk road network) to ameliorate highway impacts in the centre of

Schemes safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
					<p>Fishguard.</p> <p>Fishguard Town Centre Access Improvements, including bus focal point, are listed in the Joint Transport Plan for South West Wales, page 32, as a PCC scheme for delivery 2015 to 2020 (priority 2). These are potential components of the Town Centre School Site re-development.</p> <p>Funding – Local Transport Fund Grant commitment for 2016/17, with indicative allocation for 2017/18, subject to a successful bid. This scheme is to be part implemented by the development work (i.e. enabling infrastructure linked to the store), with the remainder funding coming from WG.</p>
Haverfordwest to Narberth Shared Use Path	None	None	Not started		<p>Provision of a walking &amp; cycling route from Haverfordwest to Narberth, connecting to National Cycle Network Route 4 at Haverfordwest, also to Bluestone &amp; the Pembrokeshire Trail<sup>34</sup>.</p> <p>Timing – progress dependent on access through Slebech Park.</p> <p>Funding – no current Local Transport Fund Grant commitment.</p> <p>Listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7).</p>
Haverfordwest	None	None	Not started		Scheme to improve sustainable access to & within

<sup>34</sup> The route may, in part, run through National Park locations.

Schemes safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
Sustainable Town Centre Project					<p>Haverfordwest, targeting primary origin &amp; destination sites, improvements to the street environment &amp; development of infrastructure to support walking, cycling &amp; public transport.</p> <p>Timing – uncertain.</p> <p>Funding – WG funding for the Sustainable Travel Centre Project has ceased. It is envisaged that parts of this project will be progressed through Active Travel initiatives &amp; the development-led Haverfordwest Master Plan project, details of which are set out below.</p>

Schemes not safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
<p>Haverfordwest Master Plan</p> <p>(some aspects of this scheme previously formed part of the Haverfordwest Sustainable Town Centre Project)</p>	12/0829/PA – land south of Slade Lane, Haverfordwest – construction & operation of a superstore & petrol filling station, with landscaping &	12/0829/PA	2014/15	<p>Churnworks Junction Improvement &amp; Sidney Rees Way Improvement completed 2014/15.</p> <p>Other elements not</p>	<p>1. Churnworks Junction Improvement was opened in April 2015. Construction was funded partly through Section 106 contributions &amp; partly through the Local Government Borrowing Initiative.</p> <p>The following aspects of the scheme are at design or feasibility stage:</p> <p>2. Active travel / shared use path links.</p> <p>3. Bus Station access / egress improvements (which are not currently being progressed).</p>

Schemes not safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
	infrastructure, including new junctions, improvements to the local highway network & preparatory earthworks, conditionally approved 31/01/14 (includes proposed modifications to Thomas Parry Way)			yet started.	<p>4. Mart Road junction improvements.</p> <p>5. Bridgend Square Roundabout improvement (re-modelling).</p> <p>6. Town Centre (Swan Square) enhancement &amp; access project (programmed for Summer 2016). Items 2 to 6 are linked.</p> <p>7. Improvements have also been completed to Sidney Rees Way, including a right-hand turn into Withybush Hospital.</p> <p>Haverfordwest Masterplan (including Air Quality &amp; Sustainable Access) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 5).</p>
North-west shared use path link into Haverfordwest (Pelcomb Bridge to Pelcomb Cross & Simpson Cross to Roch).			Not started		North-west shared use path link into Haverfordwest (Pelcomb Bridge to Pelcomb Cross & Simpson Cross to Roch) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7).
Completion of the cycle route from			One element started in	One element completed in	Completion of the cycle route from Milford Haven to Johnston & to St. Ishmaels & Dale is listed in the Joint

Schemes not safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
Milford Haven to Johnston & to St. Ishmaels & Dale.			2015/16	2015/16	Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). A new Shared Use Path linking Johnston (NCN Route 4) to Bulford Road & Tiers Cross completed in March 2016. Elements of the Milford Haven to Johnston scheme may be progressed by SWTRA. Partly in the National Park.
Fishguard to Llanychaer shared use path.			Not started		Fishguard to Llanychaer shared use path is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). A Welsh Government Local Transport Fund grant was secured for 2015/16, which funded the completion of a feasibility study on a shared use path. The route is partly within the Pembrokeshire Coast National Park.
Fishguard to Letterston shared use path (phase 2).			Not started		Fishguard to Letterston shared use path (phase 2) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). Elements of the scheme may be progressed by SWTRA.
Pembroke Dock to Milton shared use path.			Pre-LDP adoption.	Strawberry Lane to Slade Cross completed in 2014/15.	Some sections completed pre-LDP adoption. A further section from Strawberry Lane to Slade Cross was completed in 2014/15. Pembroke Dock to Milton shared use path is listed in the

Schemes not safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
				Further elements completed by SWTRA.	Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). Elements of the Shared Use Path scheme are being progressed by SWTRA.
Fishguard Harbour Development.			Not started		Fishguard Harbour Development is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 19).
Haverfordwest Airport Extension.			Not started		Haverfordwest Airport Extension is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 20).
Northern Distributor Network – phase 2			Not started		Northern Distributor Network – phase 2 – is listed as a Joint Transport Plan aspiration (page 39) which is unlikely to be delivered within the 5 year lifetime of the JTP. The project will improve access & connectivity towards the South Hook & Waterston areas. This project will complement the recently completed Bulford Road scheme between Johnston & Tiers Cross. It will also seek to reduce restrictions on the highway network at Johnston & Merlins Bridge.
Haverfordwest Northern Bypass			Not started		Haverfordwest Northern Bypass is listed as a Joint Transport Plan aspiration (page 39) which is unlikely to be delivered within the 5 year lifetime of the LTP.
Cardi-Bach Community Links –			Not started		Cardi-Bach Community Links – walking & cycling – is listed as a Joint Transport Plan (page 40) medium to long-term

Schemes not safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
walking & cycling					aspiration which is unlikely to be delivered within the 5 year lifetime of the JTP. The route corridor of the disused Cardi-Bach railway runs in part through east & north-east Pembrokeshire.
Fishguard to Letterston shared use path (phase 3)			Not started		Fishguard to Letterston shared use path (phase 3) is listed as a Joint Transport Plan (page 40) medium to long term aspiration which is unlikely to be delivered within the 5 year lifetime of the JTP. Elements of the scheme may be delivered by SWTRA.
Letterston to Maenclochog shared use path			Not started		Letterston to Maenclochog shared use path is listed as a Joint Transport Plan (page 40) medium to long term aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP.
Freystrop to Hook & Llangwm shared use path			Not started		Freystrop to Hook & Llangwm shared use path is listed as a Joint Transport Plan (page 40) medium to long term aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP.

Generic initiatives / schemes:

- (Pembrokeshire) Road Safety & Safe Routes in Communities package – listed in the Joint Transport Plan as a PCC initiative for delivery 2015 to 2020 (priority 1).
- Active Travel Act Schemes (schemes to be worked up through consultation processes at Fishguard & Goodwick, Haverfordwest, Narberth, Johnston, Milford Haven, Neyland, Pembroke, Pembroke Dock, Tenby (National Park), Saundersfoot (National Park) & St. Dogmaels) – listed in the Joint Transport Plan as a PCC initiative for delivery 2015 to 2020 (priority 5).
- Active Travel Act Schemes – continuing development of schemes worked up through a consultation process at Fishguard & Goodwick, Haverfordwest, Narberth, Johnston, Milford Haven, Neyland, Pembroke, Pembroke Dock, Tenby (in the National Park), Saundersfoot (in the National Park) & St. Dogmaels – listed as a Joint Transport Plan aspiration which is unlikely to be delivered within the 5 year lifetime of the JTP.
- Pembrokeshire strategic bus corridor improvements – listed in the Joint Transport Plan as a PCC initiative for delivery 2015 to 2020 (priority 15).
- Access Improvements to Railway Stations – listed in the Joint Transport Plan as a PCC initiative for delivery 2015 to 2020 (priority 18).
- Access Improvements to Railway Stations – Continued progress on walking, cycling & public transport access improvements to the county's railway stations – listed as a Joint Transport Plan aspiration which is unlikely to be delivered within the 5 year lifetime of the JTP.

## Appendix 3 – Sustainability Appraisal Monitoring Framework

### Methodology

In order to assess the sustainability performance of the plan, the SA Objectives and Indicators have been categorised according to their progress towards the SA Objectives and the relevant data have been 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 table in this Appendix expands 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. The table also identifies whether any actions for the SA monitoring are proposed. A traffic light system has been used to show the overall performance of the SA Objectives in the table in Chapter 4.

**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	Potential SA indicators	Data	Commentary
1. Develop and maintain a balanced population structure	<ul style="list-style-type: none"> <li>• % of population aged 65+</li> </ul>	<p>2011 census data: % of Pembrokeshire population 65 and over = 21.8% compared to 18.4% in Wales (ONS, 2011)</p> <p>19.2% in Pembrokeshire and 17.39% in Wales in 2001 (ONS, 2001). Census data is unchanged.</p>	<p>The 2011 Census has revealed that the percentage of the population over the age of 65 has increased by 2% in 10 years.</p> <p>The LDP does not have a direct influence on population structure. The LDP provides for housing and access to good quality employment which could balance Pembrokeshire's ageing population.</p> <p>Action: Continue to monitor SA Objective.</p>
2. Promote human health and wellbeing through a healthy lifestyle and access to healthcare and recreation opportunities and a clean and healthy environment	<ul style="list-style-type: none"> <li>• Access to key services</li> <li>• Total number of people Killed or Seriously Injured (KSI) per year</li> <li>• Long term sickness</li> <li>• Accessibility of semi-natural greenspace</li> </ul>	<p>Pembrokeshire has the 3<sup>rd</sup> 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 2015 = 61 (54 in 2013, 60 in 2014), compared to (1,144 in 2013, 1,263 in 2014) in Wales for the same period (WG Statistics, 2015).</p> <p>Limited a lot by a health</p>	<p>Pembrokeshire has the 3<sup>rd</sup> 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 2013 has increased since the last AMR, reflecting pan Wales increases (WG Statistics, 2015).</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).</p> <p>41.14ha of Greenfield land, not allocated in the Plan, has been lost to development. The area of Greenfield land permitted for development which is not otherwise allocated is significantly lower than in previous years, but still above the target of 0 ha. There are many reasons for the reduction in Greenfield development, but this may primarily be attributed</p>

SA Objectives	Potential SA indicators	Data	Commentary
		<p>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>to the significant reduction in renewable energy applications. Proposals given permission on non-allocated greenfield land include a range of uses such as those relating to agriculture and equestrian uses (sheds, slurry lagoons and agricultural tracks), with a small area permitted for residential use (for example on exception sites and rural enterprise workers dwellings). Low Impact development proposals and some tourism proposals requiring a countryside location. The Authority will continue to monitor this area.</p> <p>The LDP directs development towards settlements with an appropriate range of community facilities and services. Policy GN.3, together with the Planning Obligations SPG provides for infrastructure funding for open space where appropriate.</p> <p>Action: Continue to monitor SA Objective.</p>
<p>3. Improve education opportunities to enhance the skills and knowledge base</p>	<ul style="list-style-type: none"> <li>• Proportion of 15/16 year olds with Level 2 threshold (5+ GCSEs at A*-C)</li> <li>• % of working age adults with no qualifications</li> </ul>	<p>83% of 15/16 year olds with Level 2 Threshold in Pembrokeshire in 2014/15, compared with 84.1% in Wales (78.1% in Pembrokeshire, 77.8% in Wales in 2012/13) (StatsWales, 2016).</p> <p>11.0% of adults (16-64) with no qualifications in Pembrokeshire in 2015 (13.8% in Dec 2013, 11% in 2014), this has decreased since 2004</p>	<p>The number of 15/16 year olds with Level 2 Threshold qualifications is lower than the Welsh figure (StatsWales, 2016) and the proportion of adults with no qualifications has fallen since 2004 (Nomis, 2015) though is still less than the Wales figure (11% in Pembrokeshire and 10.5% in Wales in 2015, and 15.9% in Pembrokeshire in 2004).</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).</p>

SA Objectives	Potential SA indicators	Data	Commentary
		<p>when the proportion was 15.9%. 10.5% in Wales in 2015 (10.0% in 2014, 10.6% in 2013) (Nomis, 2015).</p>	<p>The lack of significant higher education provision in the County is likely to impact these figures. Action: Continue to monitor SA Objective.</p>
<p>4. Minimise the need to travel and encourage sustainable modes of transport</p>	<ul style="list-style-type: none"> <li>• Mode of travel to work, % travel to work by car</li> <li>• Journeys made by public transport</li> <li>• Public transport accessibility</li> <li>• Link to monitoring measures of the Regional Transport Plan</li> </ul>	<p>Number of people travelling to work by car in Pembrokeshire has increased from 57.45% in 2001 to 60.96% in 2011 (Census, 2011). Train = 0.47%, Bus = 2.88, by foot = 9.38%</p> <p>Wales increase from 61.23% to 63.77% from 2001 to 2011.</p> <p>The proportion of people working at home in 2001 in Pembrokeshire = 16.43% (9.72% in Wales), compared to 17.72% in 2011 (10.64% in Wales) (Census, 2011).</p> <p>Travel patterns (2015) indicate that travel to work makes up most of car journeys (JTP for S&amp;W Wales, 2015).</p> <p>Kilgetty and Johnston rail stations saw station usage increase by 12.1% and 11.4%</p>	<p>The number of people travelling to work by car in Pembrokeshire has increased from 57.45% in 2001 to 60.96% in 2011 (Census, 2011). In Wales this has increased from 61.23% in 2001 to 63.77% in 2011. No update to data for 2015/16.</p> <p>Proportion of people who work at or mainly from home has increased and is now over 6% more than the Welsh average.</p> <p>Kilgetty and Johnston rail stations saw station usage increase by 12.1% and 11.4% respectively between 2011/12 and 2012/13 (Swansea Bay City Regions, 2014). Goodwick railway station re-opened in 2012. Station users increased since 2011/12 (ORR, 2016).</p> <p>The LDP focuses development in settlements where services and facilities already exist. Though due to the rural nature of the County it is accepted there will be a high number of people using cars to travel to work.</p> <p>Action: continue to monitor SA Objective.</p>

SA Objectives	Potential SA indicators	Data	Commentary
		<p>respectively between 2011/12 and 2012/13 (Swansea Bay City Regions, 2014). Fishguard /Goodwick, Johnston and Kilgetty Stations have seen an increase in passengers (ORR, 2016)</p>	
<p>5. Provide a range of high quality housing including affordable housing to meet local needs. 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</p>	<ul style="list-style-type: none"> <li>• Housing land supply.</li> <li>• Amount of affordable housing provided</li> <li>• Access to key services</li> <li>• Offences per 1,000 of population</li> <li>• % of people who are Welsh speakers</li> </ul>	<p>5.3 years housing land supply 14-15. Affordable homes granted planning permission (April 2015-March 2016): 119 Total number of dwellings built 2015/2016 = 405 (2014-2015 Housing Survey) 74 affordable homes provided via planning obligations. 38 offences per 1,000 population in 2014/15 in Pembrokeshire (64.07 in 2003/04). 57.35 in Wales in 2012/13 and 98.97 in 2003/04 (ONS, 2015). 19.2% of population speak Welsh compared with 21.8% in 2001 (Census, 2001 and</p>	<p>The LDP had a 5.0 year housing land supply (2014-2015, JHLAS), this was 5.3 in 2013-14, 4.9 in 2012-13 (JHLAS, 2013-14). The figures for 2015-16 are currently being considered by the study group. 405 dwellings were completed between March 2014 and April 2015 (2014-2015 Housing Survey), compared with 459 in 2013-2014 and 588 in 2014-15. 119 affordable homes have been granted planning permission compared with 323 in 2013-14 and 265 in 14-15. 74 of these were through planning obligations, compared with 232 in 2013-14 and 220 in 14-15. 26 pitches permitted since GTANA 2010. 1 new private site permitted 2015-2016 (5 pitches – 15/0657/PA) &amp; one extension permitted to an existing private site (an additional 2 pitches -14/0448/PA). The target of 40 pitches by the end of 2015 has not been met therefore further investigation is needed. The crime rate for Pembrokeshire was 40.68 (offences per thousand residents) at the end of March 2016. The number of headline offences per 1,000 population was 38 in 2014-15 compared with 36.98 in 2012/13 in Pembrokeshire (64.07 in 2003/04) which compares with 57.35 in Wales in 2012/13 and 98.97 in 2003/04 (ONS, 2015).</p>

SA Objectives	Potential SA indicators	Data	Commentary
		2011).	<p>19.2% of the population speak Welsh compared with 21.8% in 2001 (Census, 2001 and 2011). While this is a reduction, this follows the national trend.</p> <p>The LDP cannot influence crime rates; however the LDP seeks to improve community safety through design. This aspect is difficult to monitor.</p> <p>The number and proportion of housing planning permissions at the different levels of the settlement hierarchy is monitored for the AMR, and the level of services will be monitored at Plan review (2017). The LDP focuses development in settlements where services and facilities already exist.</p> <p>The LDP provides for housing (including affordable housing) in local communities where the Welsh language has a significant role. This can be assessed in more detail at Plan review. The LDP has considered Welsh language in terms of phasing development and Policy SP 9 allows further consideration for Welsh language.</p> <p>Action: continue to monitor the SA Objectives and assess at Plan review.</p>
<p>8. Provide a range of good quality employment opportunities accessible to all sections of the population.</p> <p>9. Support a</p>	<ul style="list-style-type: none"> <li>• Claimant count amongst working age population (%)</li> <li>• % of economic activity by sector</li> </ul>	<p>Economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses):</p> <p>72.6% in 04/05 (72.8%)</p> <p>75.2% in 13/14 (75.3%)</p> <p>77.6% in 14/15 (74.4%)</p> <p>75.6% in 15/16 (75.3%)</p> <p>GVA per head South West</p>	<p>The economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses) were 72.6% in 04/05 (72.8%) and 77.6% in 14/15 (74.4%) and 75.6% in 15/16 (75.3% in Wales) (Nomis, 2016).</p> <p>The GVA per head in the South West Wales area was £15,750 per head in 2014 (provisional), it was £15,128 in 2013 (£17,573 per head in Wales, provisional, £17,215 in 2013) (StatsWales, 2016).</p> <p>No permission yet on the Blackbridge Strategic Employment site. Land at Waterston and Blackbridge has been sold to a developer. Continue to monitor.</p> <p>The amount of major retail, office and leisure development permitted in</p>

SA Objectives	Potential SA indicators	Data	Commentary
sustainable and diverse local economy	<ul style="list-style-type: none"> <li>Number or % of vacant floorspace within Town Centres</li> <li>Planning permissions for tourism development s/employment development s per year.</li> </ul>	<p>Wales area = £15,750 in 2014, provisional (£17,573 per head in Wales, revised) (StatsWales, 2016).</p> <p>Town centre development = 0% with 1,254 sq m permitted outside town centres.</p> <p>Floor space – retail development: 100%</p> <p>Change of presence of A1 uses</p> <p>Less than target in the following Town Centres:</p> <p>Fishguard Narberth Pembroke</p> <p>Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary).</p> <p>Haverfordwest = 18% Pembroke Dock = 19% Milford Haven = 18% Pembroke = 7%</p>	<p>town centres was 0% (1,254 sq m (net) permitted outside town centres). The 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) = 100%.</p> <p>The change of presence of A1 uses (unit numbers &amp; floorspace) in primary retail frontages less than the target (&lt;66% of the linear frontage is A1 use class) in Fishguard, Narberth and Pembroke town centres.</p> <p>The percentage of ground floor vacant units in each Town Centre (within the identified LDP boundary):</p> <p>Haverfordwest = 18% (17% in 2015, 9% in 2014) Pembroke Dock = 19% (15% in 2015, 10% in 2014) Milford Haven = 18% (21% in 2015, 14% in 2014) Pembroke = 7% (6% in 2015, 9% in 2014) Fishguard = 16% (9% in 2015, 10% in 2014) Narberth = 2% (2% in 2015, 4% in 2014)</p> <p>Figures for Haverfordwest, Pembroke Dock and Milford Haven have reached the trigger for further investigation as the percentage is over 5% higher than the national average (12.5%, Jan 2016).</p> <p>New employment land developed (hectares/sq m) = 1159.61 ha (2011), 1154.11 ha (2013-14), 21.8 ha (2014-15). A new methodology for employment site survey work has been introduced in 2015.</p> <p>Vacant land 2013: 193 ha (1,925,000 sqm). Vacant land 2015: 316 ha (3,167,205 sqm).</p> <p>Office use: 0.08 ha (758 sqm) A2 use plus a small proportion of the 11.96 ha (119,593 sqm) B1 use.</p>

SA Objectives	Potential SA indicators	Data	Commentary
		Fishguard = 16% Narberth = 2% Applications relating to tourism permitted = 30 (2015/16) (16 in 2014-15)	<p>No applications have been approved contrary to the tourism policies (SP5, GN.16 &amp; GN.17, GN.18 &amp; GN.19, including at appeal).</p> <p>In total, 30 applications relating to tourism were approved during the monitoring period.</p> <p>The range of tourism permissions granted alongside the evidence of compliance with policies (see main AMR report) suggests that the policies of the Plan are allowing for a range of appropriate tourism developments to take place under the strategy of the LDP.</p> <p>The control and influence of the LDP has extremely limited influence on the broader economic context within which the Plan operates.</p> <p>A number of other initiatives both with the Council and other organisations are progressing to support regeneration in the County, for example master plans for specific towns (Haverfordwest), mixed use development at Milford Haven marina.</p> <p>There are limitations for GVA per head as this is for the South West Wales area.</p> <p>Action: continue to monitor SA Objectives and also monitor tourism development permissions, town centre retail development and strategic employment sites.</p>
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	<ul style="list-style-type: none"> <li>• CO<sup>2</sup> emissions non domestic public stock</li> <li>• Ecological footprint</li> </ul>	Total CO <sub>2</sub> emissions in 2014 = 1,036 Kt (naei.defra.gov.uk, 2016) Ecological footprint 4.5 gha / person (2006), Wales = 4.4 gha / person (2006) (StatsWales, 2014), 3.28 gha	<p>The total CO<sub>2</sub> emissions in 2013 was 1,146 Kt (2011 = 1,166 Kt in Pembrokeshire, Wales = 29,096Kt) (Assemblywales.org).</p> <p>Ecological footprint 4.5 gha per person in Pembrokeshire (2006), Wales = 4.4 gha per person in 2006 (StatsWales, 2014). Welsh ecological footprint in 2011 was 3.28 global hectares per capita (Ecological and Carbon Footprints of Wales, update to 2011, 2015).</p>

SA Objectives	Potential SA indicators	Data	Commentary
		per capital in 2011 (www.gov.wales, WG, 2015) no updates	Emissions of CO <sub>2</sub> 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.  Action: continue to monitor SA Objective.
11. Maintain and improve air quality	<ul style="list-style-type: none"> <li>Days when air pollution is moderate or higher at Narberth AURN</li> <li>Achievement of emission limit values</li> </ul>	Narberth AURN data: 7 days in 2012 19 days in 2013 (revised) 3 days in 2014 8 days in 2015  (DEFRA, 2016) Two designated Air Quality Management Areas (AQMAs) declared as a result of nitrogen dioxide exceedance (PCC monitoring information, 2015)	Air Quality Action Plans are in place, with ongoing monitoring. The number of days of moderate to high air pollution in Narberth Automated Urban Rural Network (AURN) were 7 days in 2012, 19 days in 2013, 3 days in 2014, 8 days in 2015 (Defra, 2016). Further monitoring has been taking place at Pennar Cants as a result of a section 106 agreement associated with development at RWE npower Pembroke Power Station. There has been no exceedance of NO <sub>2</sub> at Narberth or Pennar.  Sampled pollutants at a County level include: benzene, nitrogen dioxide (NO <sub>2</sub> ), sulphur dioxide (SO <sub>2</sub> ), particulate matter (PM <sub>10</sub> ) and ozone. Exceedance of nitrogen dioxide in specific areas required two Air Quality Management Areas (AQMAs) declared in July 2012 in Haverfordwest and Pembroke town centres. In 2011, there were 10 monitoring points exceeding the NO <sub>2</sub> , this reduced to eight in 2012, five points exceeding NO <sub>2</sub> objective in 2013 and two exceedances in 2014, mean NO <sub>2</sub> levels have continued to reduce in 2015 and all locations achieved the annual mean objective. All monitoring and the two AQMAs will continue until compliance with the annual objective appears to be the norm.

SA Objectives	Potential SA indicators	Data	Commentary
			<p>Consultation continues to take place with relevant stakeholders. 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 Councils. Planning conditions, section 106 agreements or unilateral undertakings can also be used to secure monitoring and also mitigation for local pollutant emissions.</p> <p>Action: continue to monitor SA Objective and refer to Air Quality Action Plan and monitoring in subsequent AMRs.</p>
<p>12. Minimise the generation of waste and pollution</p> <p>13. Encourage the efficient production, use, re-use and recycling of resources</p>	<ul style="list-style-type: none"> <li>Total and percentage of municipal waste and municipal waste recycled, composted, used to recover heat, power and other energy sources, and land filled</li> <li>Electricity produced from renewable</li> </ul>	<p>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</p> <p>Waste reuse/recycling/composting rates            50% in 2011/2012            52.9% in 2012/2013            60% in 2013/2014            65% in 2014/2015            65% in 2015/2016 (prov)            (StatsWales, 2016)</p> <p>Renewable energy capacity</p>	<p>The waste reuse/recycling/composting rates in Pembrokeshire for a rolling 12 months to end of March 2016 were 65% (provisional), this is the same as to the end of March 2015 (StatsWales, 2016).</p> <p>The WG target is 58% for 2015/16, (70% by 2024/2025). The WG target for recycling is likely to be achieved with Pembrokeshire contributing positively towards this. A new civic amenity site has been identified and an application submitted.</p> <p>The capacity of renewable energy developments permitted was 34.77MW in 2016; this includes allowed appeals on applications determined in the period to 31 March 2015. 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)).</p> <p>Dŵr Cymru Welsh Water currently researching abstraction licence reductions proposed by Natural Resources Wales, which will impact on DCWW's ability to refill reservoirs. Subsequent AMRs will report on these issues.</p>

SA Objectives	Potential SA indicators	Data	Commentary
	<ul style="list-style-type: none"> <li>sources</li> <li>• Access to recycling facilities</li> </ul>	permitted: 34.77 MW 2015 / 16 68.60 MW 2014 / 15 108.427 MW 28 <sup>th</sup> February 2013 to 31 <sup>st</sup> March 2014	Action: continue to monitor SA Objectives.
14. Maintain and protect the quality of inland and coastal water  15. Reduce the impacts of flooding and sea level rises	<ul style="list-style-type: none"> <li>• % of total classified rivers complying with water quality objective</li> <li>• % new developments with SUDS</li> <li>• Per capita consumption of water</li> <li>• Amount of development permitted in C1 and C2 floodplain.</li> </ul>	Status of water bodies in Pembrokeshire (Cleddau and Pembrokeshire Coastal Rivers Management Catchment Summary) in 2015: 42% good 51% moderate 5% poor 2% bad (Natural Resources Wales, 2015) 1 application permitted in floodplain areas (1 in C1 and 4 in C2) to March 2016 (where not in accordance with TAN 15 requirements)	<p>The General Quality Assessment of surface and groundwater quality has been superseded by Water Framework Directive objectives. All waterbodies must achieve good status by 2027. There are 144 waterbodies in Pembrokeshire. 23 of these are priority waterbodies (Natural Resources Wales, 2014). NRW have a draft Water Framework Directive Strategy for Pembrokeshire as well as a report on Environmental Pressures on the Milford Haven Waterway.</p> <p>A review of the Cleddau Catchment Nutrient Status under the Nitrates Directive is being undertaken. Should water quality exceed certain parameters then designation of a catchment wide Nitrate Vulnerable Zone may be necessary. This will have significant impacts on the area. WG are likely to propose a decision in late 2015/ early 2016. Future AMRs will need to report on this.</p> <p>The Dŵr Cymru Welsh Water AMP 6 programme (2015-2021), to improve water supply and 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 a C2 floodplain area (where not TAN 15 compliant), compared with 0 in AMR 2 and 5 in AMR 1. This does not reach the trigger for further action.</p>

SA Objectives	Potential SA indicators	Data	Commentary
			<p>The LDP seeks to ensure that no development is permitted in flood zones C1 and C2 (unless TAN 15 compliant) and that SuDS are incorporated into development schemes.</p> <p>Action: continue to monitor SA Objectives, particularly development in C1/C2 floodplain areas.</p>
<p>16. Use land efficiently and minimise contamination</p> <p>17. Safeguard soil quality and quantity</p>	<ul style="list-style-type: none"> <li>• Area of contaminated land and contaminated land remediated</li> <li>• Area of development of brownfield/contaminated land/ previously developed land</li> </ul>	<p>85% of new development on previously developed land = 291.05 ha 2015-16</p> <p>46.87 ha (11.3%) 2014-5</p> <p>80.75 ha (18%) 2013-14</p>	<p>23 permissions granted have specific conditions relating to contaminated land where actions are required by the applicant/developer via planning conditions, for example investigation and risk assessment of contamination on the site, detailed remediation schemes.</p> <p>The Development sites SPG identified where land contamination was present: When these allocations come forward a requirement for remediation of the contamination will be imposed.</p> <p>Action: continue to monitor SA Objectives.</p>
<p>18. Protect and enhance biodiversity</p>	<ul style="list-style-type: none"> <li>• % of designated sites in unfavourable condition</li> <li>• Number of biodiversity</li> </ul>	<p>Up to date assessment of European sites awaited from NRW</p> <p>0 planning permissions granted contrary to the aim of Policy GN.37</p>	<p>No nationally and locally important sites have been affected negatively. 3 applications were assessed for Likely Significant Effect (LSE) on European site(s). None of these required an Appropriate Assessment.</p> <p>The % of European sites (SACs and SPAs) in unfavourable condition in Pembrokeshire is not known – data are awaited from NRW.</p> <p>97 permissions incorporated ecological mitigation. The LDP was prepared</p>

SA Objectives	Potential SA indicators	Data	Commentary
	sites affected by development	97 permission incorporated ecological mitigation.	<p>to ensure the highest level of protection for European designated sites. LDP SPG on Biodiversity adopted May 2014. Development Sites SPG states that nature conservation issues be considered for all development sites.</p> <p>All planning applications are screened for their potential effect on protected sites.</p> <p>A planning tool has been developed to highlight and understand the importance and extent of ecological connectivity in the county.</p> <p>Action: continue to monitor SA Objective, the need for up to date assessments of European sites continues to provide uncertainty.</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</p>	<ul style="list-style-type: none"> <li>• Number of permissions granted contrary to GN.38.</li> <li>• Number of permission granted contrary to GN.2.</li> <li>• Number / % of buildings on buildings at risk register</li> </ul>	<p>2 planning permissions, listed building consents and SAM consents granted contrary to Policy GN.38.</p> <p>1 permissions granted contrary to Policy GN.1, criterion 3.</p> <p>0 permissions granted contrary to GN.2.</p>	<p>Two planning permissions, listed building consents and SAM consents granted contrary to Policy GN.38.</p> <p>The trigger for permissions, listed building consents and SAM consents granted contrary to Policy GN.38 has also been met, with 2 applications identified as being approved despite being contrary to GN.38. In one case the proposal was for renewable energy developments (a wind turbine) and limited adverse effects on the historic environment was identified, and the proposal was in accordance with Policy GN.4, which supports renewable energy installations. The second development granted permission contrary to Policy GN.38, was for the re-use of a Listed Building as a school (15/0132/PA). New buildings to be used in association with the school were considered to fail to have special regard to the setting of the Listed Building. When balanced against the broader benefits of the re-use of a vacant Listed Building and the temporary</p>

SA Objectives	Potential SA indicators	Data	Commentary
environment			<p>nature of the buildings, securing its future was given substantial weight and the proposal approved contrary to GN.38, and the new buildings approved for a period of two years only. The wording of GN.38 is such that even where a limited adverse effect is identified, a proposal must be considered to be contrary to the policy. Consideration will be given to re-examining this wording at Plan Review, to ensure that only those proposals with a significant adverse effect are deemed contrary to policy.</p> <p>0 permissions have been granted as contrary to GN.2.</p> <p>Cadw are undertaking a listed buildings at risk survey, this may be translated in to a buildings at risk register. This information can be updated in subsequent AMRs.</p> <p>Draft Renewable Energy SPG was subject to public consultation and the document will be finalised in AMR year 4.</p> <p>The Haverfordwest Conservation Area Character Appraisal and Management Plan was adopted in August 2014, and significant progress has also been made in the drafting of Goodwick, Fishguard and Lower Town Conservation Area Character Appraisal and Management Plans.</p> <p>Action: continue to monitor the SA Objectives.</p>

## **Appendix 4 – Allocations requiring project level Habitats Regulations Appraisal**

PCC's approach to monitoring in relation to Habitats Regulations Appraisal has been to identify those policies previously identified as requiring project level screening (as compared with plan level) and to monitor whether screening has taken place on any applications for those where development has progressed. The table below sets out screening undertaken on those sites identified as requiring project level screening and where development progressed to planning application within the AMR reporting period. All planning applications, and not just Allocations are subject to screening by the PCC Planning Ecologist. Where a potential effect on a European site is possible a formal screening has taken place. These applications are also included in the table.

TLSE Test for likely significant effects

HRA Habitats Regulations Appraisal

AA Appropriate Assessment

Site name	Site reference	Application details	TLSE/ screening for HRA	Outcome
AMR 3				
Carew football and cricket club, Carew	Not allocated	15/0191/PA Upgrading and enlarging of cricket facility and including floodlights	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions
Land adjacent to Adams Road, Monkton, Pembroke	Not allocated	15/0657/PA Use if land for the stationing of five static caravans, five touring caravans, together with five utility/day rooms	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions
Land adjacent to Holly Lodge, Cilgerran	HSG/020/00062	15/0859/PA Residential development	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions/mitigation measures

## Appendix 5 – Breakdown of Housing Completions 2013-2016 by location

Settlement Name	Number of Units Complete 2013-2014	Number of Units Complete 2014-2015	Number of Units Complete 2015-2016
<b>Hub Towns</b>			
Haverfordwest / Merlins Bridge	25	67	44
Fishguard / Goodwick	8	6	4
Milford Haven	184	100	48
Neyland	1	11	0
Pembroke	10	37	88
Pembroke Dock	44	73	39
<b>Sub totals</b>	<b>272</b>	<b>294</b>	<b>223</b>
<b>Rural Town</b>			
Narberth	14	7	4
<b>Sub totals</b>	<b>14</b>	<b>7</b>	<b>4</b>
<b>Service Centres</b>			
Crymych	2	6	6
Johnston	37	1	0
Kilgetty	1	2	2
Letterston	10	3	2
<b>Sub totals</b>	<b>50</b>	<b>12</b>	<b>10</b>
<b>Service Villages</b>			
Abercych	1	0	0
Boncath	0	0	2
Bwlchygroes	0	1	0
Carew / Sageston	2	2	18
Cilgerran	1	0	1
Clarbeston Road	1	2	3
Clunderwen	0	1	0
Cosheston	1	3	0
Crundale	172	3	37

Hayscastle Cross	0	0	1
Hermon	1	1	0
Hook	1	3	6
Houghton	0	0	2
Hundleton	0	1	0
Jeffreyston	1	0	0
Lamphey	0	40	0
Llangwm	1	0	0
Maenclochog	1	1	0
Mathry	2	0	0
Milton	0	2	0
New Hedges	0	3	1
Penally	3	2	3
Pentlepoir	2	41	9
Roch	4	19	1
Rosemarket	1	0	1
Spittal	5	1	0
St Dogmaels	2	4	3
St Florence	0	18	16
Tavernspite	2	1	0
Tegryn	0	2	1
Templeton	0	22	12
<b>Sub totals</b>	<b>39</b>	<b>173</b>	<b>117</b>
<b>Large Local Villages</b>			
Burton	1	2	1
Burton Ferry	0	0	1
Camrose	5	4	3
East Williamston	0	1	1
Freystrop	2	1	1
Hill Mountain	0	2	1
Keeston	4	1	1
Llanstadwell	1	1	0
Pen-y-bryn	1	0	0
Scleddau	1	27	0

Stepaside	0	0	2
<b>Sub totals</b>	<b>15</b>	<b>39</b>	<b>11</b>
<b>Small Local Villages</b>			
Ambleston	2	1	0
Cold Blow	0	2	1
Glandwr	0	0	1
Little Honeyborough	0	1	0
Llanteglos	0	3	0
Llawhaden	1	0	0
Llwyncelyn	0	0	1
Maddox Moor	1	0	0
Martletwy	1	1	1
Penffordd	1	0	0
Redberth	0	1	1
St Nicholas	1	0	0
Treffgarne	2	0	0
Walton East	0	3	2
<b>Sub totals</b>	<b>9</b>	<b>12</b>	<b>7</b>
<b>Open Countryside</b>			
Outside settlement boundary	60	51	32
<b>Sub totals</b>	<b>60</b>	<b>51</b>	<b>32</b>
<b>Report Total</b>	<b>459</b>	<b>588</b>	<b>405</b>