



Pembrokeshire County Council

Local Development Plan

Annual Monitoring Report - 2

1st April 2014 – 31st March 2015

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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 31st October. The AMR is based on the targets and triggers set out in Appendix 5 of the LDP - these assess how the Plan is working and whether there are any areas of concern which require further investigation. 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 second 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.

Key Findings

- iii. Good progress has been made with Plan delivery in 2014-2015. A reduced staff resource for part of the year has delayed roll-out of some of the SPG programme which will instead be published in 2015-2016.

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

- The permissions for Housing reflect the strategy of the LDP;
- The number of homes and affordable homes built and permitted are exceeding targets set and house price monitoring indicates that there is no need to adjust affordable housing contribution targets;
- 19 Gypsy Traveller pitches have gained planning permission since Plan adoption, 3 during this AMR period;
- A good range of employment sites and land has gained planning permission during AMR 2 and 21.8ha has been built since Plan adoption;
- A significant number of renewable energy schemes have gained planning permission, resulting in 68.60 MW of additional capacity. It is notable however that the number of wind turbine applications received by the Authority has more than halved in comparison with the previous period. There has been a slight increase in the number of solar array applications received.

- The capacity for waste facilities has been expanded by 4.20ha 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. A number of significant changes have been introduced through legislation, guidance and other documents published during the last 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 to assess Gypsy Traveller need during AMR 3. The Well-being of Future Generation (Wales) Act 2015 will need consideration at Plan Review. The Planning (Wales) Bill proposes widespread changes to the Planning system in Wales – future AMRs will identify any implications for the LDP. Changes to 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. Other emerging Welsh Bills in relation to the Environment and Historic Environment will require consideration by future AMRs. NRW are developing Flood Risk and River Basin Management Plans which will also require future consideration by AMRs.
- vii. In terms of the local area - the Murco Refinery closed in AMR period 2, causing significant local job losses. Many local workers have moved to different parts of the UK to access similar jobs. The new owners have indicated that they may look at options to develop this as a storage facility.
- 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. The 500 MW South Hook Power Plant proposal gained planning permission during AMR 2, however implementation has been delayed. 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 2014, but the legal agreement has not yet been signed.
- x. A start has been made on the access for the strategic housing site permitted at Slade Lane with key contributions received by the Authority.

- xi. Dŵr Cymru is still awaiting the finalisation of their AMP 6 programme, with information due from OfWat.
- xii. The European Commission approved the UK Partnership Agreement, covering the European Structural and Investment Funds for 2014-2020 on 29/10/14. This provides a framework for the approval of the Welsh Structural Fund Operational Programmes. £1.6bn is available to West Wales and the Valleys.

Monitoring Targets – Trigger Points

- xiii. 9 indicators within the monitoring framework have met their trigger points; however analysis demonstrates that none of these are representative of fundamental issues with 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, Haverfordwest, Narberth and Pembroke.
 - Percentage of ground floor vacant units in Town Centres where 5% higher than the National (UK) average – Milford Haven.
 - 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.
 - (Core) Housing land supply (TAN 1) – 5 year land supply. Trigger for further investigation if land supply is below 5.5 years.
 - Average density of housing permitted on rural windfall sites
 - 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

- xiv. 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.
- xv. There is nothing in this year's monitoring to indicate any necessity for early review of the Adopted LDP.
- xvi. Over the next year Pembrokeshire County Council will continue to roll out its programme of Supplementary Planning Guidance and will undertake further investigations where the need for this has been identified in this report.

1 Introduction

1.1 The Pembrokeshire County Council Local Development Plan (LDP) was formally adopted by Pembrokeshire County Council (PCC) on 28th 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 second AMR to be published. It includes information on the period from 1st April 2014 – 31st March 2015. It also includes information on the period 2013-2014 in the tables, to allow comparison with the previous year.

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 first LDP AMR 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 2nd AMR monitoring period, and where no significant change has been made, are not included. A number of technical documents which have procedural implications for the Planning Department but no implications for the LDP are also identified in Appendix 6.
- The second part examines broader social and economic data and trends. Those reported here are the ones that have happened during the second 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

Housing (Wales) Act, 2014 (17/09/14).

- 2.2. The Housing (Wales) Act is the first Housing Act in Wales. It came into effect when the Housing (Wales) Bill received Royal Assent, on 17/09/14. Amongst the provisions within the Act is the requirement for all Local Authorities to provide pitches for Gypsies and Travellers where a need has been identified.
- 2.3. New guidance has also been produced to support the Act - 'Undertaking Gypsy and Traveller Accommodation Assessments' (February 2015). These assessments will identify whether there is any shortfall in Gypsy Traveller accommodation provision requiring local authority action.

Implications for the LDP:

- 2.4. The new guidance means that the Authority has to update its Gypsy and Traveller Accommodation Assessment (GTAA) and submit a revised document to Welsh Government by the 26th February 2016. The results of this will be provided in AMR 3. A steering group to oversee the GTAA has been established (this includes representatives from the Gypsy and Traveller communities and a range of organisations and bodies who work with these communities). The advice from WG is that the LDP should include sufficient

allocated sites to meet the need identified in the GTAA – this will be a key consideration for the Council at Plan review.

Mobile Homes (Wales) Act 2013 (came into force 01/10/14)

Implications for the LDP:

- 2.5. The Act sets out the rights of mobile home owners and improves regulation of the industry. There are no implications for the LDP resulting from this Act.

Legislative Changes – Emerging Acts

The Well-being of Future Generations (Wales) Bill (received Royal Assent in April 2015).

Implications for the LDP:

- 2.6. Welsh Government advises that this Act will ‘strengthen existing governance arrangements for improving the well-being of Wales, to ensure that present needs are met without compromising the ability of future generations to meet their own needs’. There is no requirement to modify the LDP in response to this new Act. However, due regard is being given to its provisions. These will be considered further when the LDP is reviewed.

The Planning (Wales) Bill – (received Royal Assent in July 2015).

2.7. A range of consultations has been undertaken in conjunction with the Planning (Wales) Bill including:

- Draft Planning (Wales) Bill and Positive Planning: Proposals to Reform the Planning System in Wales. Consultation closed on 26/02/14 (reported in LDP AMR 1).
- Design in the Planning Process. Consultation closed on 16/01/15.
- Review of Planning Application Fees. Consultation closed on 16/01/15.
- Proposed Amendments to Legislation on the Power to Override Easements and Other Rights. Consultation closed on 16/01/15.

- Planning Committees, Delegation and Joint Planning Boards. Consultation closed on 16/01/15.
- Frontloading of the Development Management System. Consultation closed on 16/01/15.

2.8. In combination with changes to secondary legislation, policy and guidance, the Bill will:

- Support delivery of homes, jobs and infrastructure;
- Provide opportunities to protect and enhance the built and natural environment; and
- Support the use of the Welsh language.

2.9. Work on secondary legislation will commence once the Bill becomes law. This will include Commencement Orders for Strategic Development Plans (SDPs).

Implications for the LDP:

2.10. The Planning (Wales) Bill was emerging legislation during year 2 of the LDP. It became law during year 3 of the Plan. The commitment to a plan-led approach to planning has been strengthened. Preparation of the National Development Framework and of Strategic Development Plans may have implications for the LDP. Future AMRs will take these into consideration. The new Act strengthens support for the Welsh language, which may also have planning implications. Other changes introduced by the Act will affect procedures, fees and Development Management functions rather than impacting on the LDP.

The Environment (Wales) Bill – White Paper (with Royal Assent expected in spring 2016)

Implications for the LDP:

- The emerging legislation will not become law until 2016, but when it does there will be significant implications for planning. Areas where changes can be anticipated will be in relation to:
- The natural environment (particularly biodiversity);

- Waste management
- Flood risk
- Coastal erosion; and
- Drainage.

2.11. There may be LDP implications in each of these areas. This will be a matter for further consideration in future AMRs.

The Historic Environment (Wales) Bill (previously referred to as the Heritage Bill)

Implications for the LDP:

2.12. This Bill focuses on the protection and sustainable management of Wales' historic environment. It will replace The Ancient Monuments and Archaeological Areas Act, 1979; and The Planning (Listed Buildings and Conservation Areas) Act, 1990. There may be implications for the LDP when this Bill becomes law in Wales. This will be a matter for further consideration in future AMRs.

Devolution, Democracy and Delivery White Paper – Reforming Local Government: Power to Local People – closed 28/04/15 (opened on 03/02/15)

Implications for the LDP:

2.13. If Local Authority boundaries change, so too will the areas of jurisdiction of Local Planning Authorities. This may affect the areas of plan coverage for future generations of LDPs. This matter will require further consideration in subsequent AMRs. Neither the nature nor timescales of any changes are finalised at present.

Welsh Government and National Assembly for Wales' consultations

National Assembly for Wales' consultation on the Review of Designated Landscapes – stage 1 –closed (for written submissions) on 27/11/14

National Assembly for Wales' consultation on the Review of Designated Landscapes – stage 2 – the written submissions deadline is 29/05/15

Implications for the LDP:

2.14. The Review of Designated Landscapes in Wales is not yet completed. The outcome of the review is a matter that will be further considered in subsequent AMRs.

Welsh Government consultation on the Nature Recovery Plan for Wales – closed on 03/12/14

Implications for the LDP:

2.15. Welsh Government has prepared and consulted on the draft Nature Recovery Plan for Wales in response to habitat and species decline. From an LDP perspective, the most significant proposal is that relating to the nature conservation evidence base. Any changes to this will help inform the review of the LDP. Other proposals relate to management activities, funding models and provision of advice on implementation.

Welsh Government consultation on LDP Process Review – closed on 02/01/15

2.16. Welsh Government is proposing improvements to LDP processes. This is separate from the Planning (Wales) Bill and does not cover primary legislative matters. It is proposing revisions to LDP guidance documents and secondary legislation. The proposals take forward the key outcomes of the LDP Process Refinement Exercise Report, 2013.

Implications for the LDP:

2.17. The new LDP Regulations were published in August 2015 (year 3 of the Plan). They will be given further consideration in the next AMR.

Welsh Government restricted consultation on Draft Practice Guidance on Building an Economic Development Evidence Base to Support a Local Development Plan – closed on 09/01/15

Implications for the LDP:

2.18. The final guidance has not yet been published. However, the Council has made changes to the way in which it conducts local employment surveys to

reflect some of the proposals in the draft guidance. The new approach will be rolled out during 2015. In the future regular local and larger than local survey work is likely to be required. The larger-than-local survey work has not yet commenced. It will require co-operation between Local Planning Authorities across SW Wales. It is likely to link to strategic planning work for the Swansea City Region.

Welsh Government consultation on Flood and Coastal Investment Programme – closed on 06/03/15

Implications for the LDP:

2.19. This consultation mainly focuses on funding to manage flood and coastal erosion in Wales. The resulting investment programme may have planning implications, which will need to be considered when the LDP is reviewed.

Welsh Government consultation on the National Transport Plan 2015 – closed on 11/03/15

Implications for the LDP:

2.20. The provisions of the new National Transport Plan have yet to be finalised. They will need to be considered in the next AMR and at Plan review.

Welsh Government consultation on the Planning (Hazardous Substances) (Wales) Regulations 2015 – closed on 08/04/15 (opened on 11/02/15)

Implications for the LDP:

2.21. It is unlikely that the LDP will require amendment in response to the proposed changes. However, it will need to be taken into consideration at Plan review and in carrying out Development Management tasks.

Natural Resources Wales' consultations

Natural Resources Wales' (NRW's) consultation on draft Flood Risk Management Plans, including that for Western Wales (which includes Pembrokeshire) – closed 31/01/15

2.22. NRW has consulted on its proposed actions to address flood risk from main rivers, reservoirs and the sea across Wales.

2.23. The Flood Risk Regulations, 2009, require NRW to produce and publish Flood Risk Management Plans at River Basin District scale. These are required to be finished by December 2015. To meet this requirement, NRW produced three draft Flood Risk Management Plans, for consultation purposes, in October 2014. Western Wales was one of the River Basins covered. Each plan includes information of what is at risk of flooding and of objectives and measures to address the risk.

Implications for the LDP:

2.24. These Plans are not yet finalised and will require further consideration in the next AMR.

NRW's consultation on proposed update to Wales' River Basin Management Plans – including the three that affect Pembrokeshire locations – closed on 10/04/15.

- Cleddau and Pembrokeshire Coastal Rivers Management Catchment;
- Carmarthen Bay and Gower Management Catchment; and
- Teifi and North Ceredigion Management Catchment.

Implications for the LDP:

2.25. These Plans are not yet finalised and will require further consideration in the next AMR.

National Strategies

The Census Transformation Programme

Implications for the LDP:

2.26. This is likely to affect the availability and types of information to inform future review of the LDP. Its impacts will probably follow 1st review of the LDP.

The Assisted Areas Map for the UK, 2014

2.27. In Assisted Areas the Government can offer additional financial support, typically to businesses, under European Commission state aid rules. The Assisted Areas Map for 2014-2020 came into effect from 01/07/14, following a two-stage public consultation. The European Commission has placed Pembrokeshire wholly within a category 'a' area on this Map. This is indicative that GDP per capita is below 75% of the EU average.

2.28. In category 'a' areas:

- Maximum Aid Intensity for small firms (<50 employees) is 45%;
- Maximum Aid Intensity for medium-sized firms (50 to 250 employees) is 25% ; and
- Maximum Aid Intensity for large firms (>250 employees) is 25%.

Implications for the LDP:

2.29. Further work will be undertaken in conjunction with PCC Regeneration to determine the scope and extent of any implications that this may have on implementation of the LDP.

European Structural and Investment Funds 2014 – 2020

2.30. The European Commission approved the UK Partnership Agreement, covering the European Structural and Investment Funds for 2014-2020 on 29/10/14. This provides a framework for the approval of the Welsh Structural Fund Operational Programmes. £1.6bn is available to West Wales and the Valleys. The UK Government has committed to provide an additional £5m per year in match funding for:

- West Wales and the Valleys; and
- Cornwall and the Isles of Scilly.

2.31. In January 2015, £80 million investment for the Ireland and Wales co-operation programme 2014 -2020 was announced by Welsh Government. Welsh and Irish partners will work together on projects focusing on:

- Innovation;
- Climate change;
- Cultural and natural resources; and

- Heritage and tourism.

2.32. In May 2015, the Wales Rural Development Programme 2014-2020 was adopted by the European Commission. This aims to improve resilience and promote transformation in agriculture, forestry and rural communities. It will bring close to £1bn to rural Wales, supporting activities which include:

- Improved competitiveness in the agriculture and forestry sector;
- Safeguarding and enhancement of the rural environment; and
- Supporting competitive and sustainable rural businesses and thriving rural communities.

Implications for the LDP:

2.33. Further work will be undertaken in conjunction with PCC Regeneration to determine the scope and extent of any implications that this may have on implementation of the LDP.

Planning Policy Wales and Technical Advice Notes – updates

Planning Policy Wales, edition 7 (PPW), also the related ‘**Dear Chief Planning Officer letter**’ which accompanied its publication and the **Practice Guidance on Sustainable Buildings** (all published 31/07/14)

2.34. Changes have been made to Part L of the Building Regulations. These relate to energy efficiency matters. As a consequence, there is no longer a requirement for a national planning policy on sustainable building standards. This has been the catalyst for the changes introduced with PPW edition 7. It has also required amendment of Technical Advice Note 12 and cancellation of Technical Advice Note 22.

2.35. The main changes introduced with edition 7 of PPW are:

- Section 4.12 has been revised, to delete the references to the national development management policy on sustainable building standards.
- References to Technical Advice Note 22 on Planning for Sustainable Buildings have been removed, because this TAN has been cancelled.

2.36. Some of the provisions of TAN 22 have been incorporated into TAN 12 on Design (see below). Also, Practice Guidance on Planning for Sustainable Buildings has been published by Welsh Government.

Implications for the LDP:

2.37. These changes primarily affect the Development Management functions of the Council. Setting of sustainable building standards, on strategic sites, that are higher than minimum requirements can be considered at LDP review.

Technical Advice Note (TAN) 1 Joint Housing Land Availability Studies (2015) – January 2015, together with the associated ‘Dear Chief Planning Officer letter’ (19/01/15)

2.38. TAN 1 provides guidance on the preparation of Joint Housing Land Availability Studies (JHLAS). These provide an agreed statement of residential land availability. There is a requirement for Local Planning Authorities to provide a 5-year supply of land for housing.

Implications for the LDP:

2.39. Changes to the methodology used and timescales within which the JHLAS must be produced have also been introduced. As PCC has an adopted LDP, it can continue to undertake a JHLAS calculation. It can therefore seek to demonstrate that it has a 5-year housing land supply.

Technical Advice Note (TAN) 12 Design – revised version, dated 31/07/14

2.40. TAN 12 has been updated to incorporate some of the advice previously included in TAN 22. The latter has been cancelled, in conjunction with the revision to Part L of the Building Regulations.

2.41. TAN 12 now includes information on the energy hierarchy, allowable solutions and sustainable building policies on strategic sites in LDPs. Further detail is available in the Welsh Government Practice Guidance on Planning for Sustainable Buildings.

Implications for the LDP:

2.42. Setting of sustainable building standards on strategic sites that are higher than minimum requirements can be considered at LDP review.

Technical Advice Note (TAN) 22 – Sustainable Buildings – cancelled on 31/07/14

2.43. This TAN was cancelled at the same time as changes to Part L of the Building Regulations came into force, with some of its provisions now incorporated into TAN 12, Design.

Implications for the LDP:

2.44. The cancellation of TAN 22 does not affect the LDP but has implications for Development Management functions.

Welsh Government’s Policy Clarification Letters

CL-01-14 – The Use of the Welsh Government 2011 Household Projections for Land Use Planning Applications (10/04/14)

Implications for the LDP:

2.45. Welsh Government advice is not to place sole reliance on its 2011 Census based household projections. The challenging economic conditions at that time may have produced lower household projections and higher household sizes than previous projections. Local Planning Authorities are therefore asked to look for sources of local evidence as well. They can then consider how appropriate the 2011 data is. This will be taken into consideration when the LDP is reviewed. AMR 1 presents an assessment of the 2011 Census based household projections.

CL-02-14 – Increasing Flood Risk and the Responsibilities of Members in the Planning System (29/05/14)

Implications for the LDP:

2.46. PCC’s LDP does not allocate land for sensitive developments in flood risk areas. Exceptionally, less sensitive developments or those requiring a coastal location are proposed for such areas. In these cases, appropriate mitigation is used. One of the Sustainable Development Indicators relates to consents granted within C1 and C2 flood zones. It is also a matter reported on in the LDP AMR.

CL-03-14 – Planning for Sustainable Buildings (05/06/14)

Implications for the LDP:

2.47. The cancellation of TAN 22 does not affect the LDP but has implications for the Development Management functions of the Council. Setting of sustainable building standards on strategic sites, that are higher than minimum requirements, can be considered at LDP review.

CL-05-14 – Clarification letter on the Policies in Minerals Technical Advice Note 1: Aggregates (MTAN 1) (03/09/14)

Implications for the LDP:

2.48. This clarification letter will need to be taken into consideration in LDP AMRs and when the LDP is reviewed.

2.49. The clarifications were required as a consequence of publication of the Regional Technical Statement 1st Review in 2014. Some aspects of this take a different approach to MTAN 1.

2.50. Calculation of the minerals land-bank is now to be on the basis of a 10-year average. Previously a 3-year average was used, as required by MTAN 1. Also, to avoid under-provision of minerals, land-banks should be of 25 years or more. 20 year land-banks are no longer considered to be sufficient.

Other relevant updates

Welsh Index of Multiple Deprivation, 2014

Implications for the LDP:

2.51. The Welsh Index of Multiple Deprivation (WIMD) is the official measure of relative deprivation for small areas in Wales. The latest version of the Index was published on 26/11/14. This updated information will need to be considered when the LDP is reviewed. Three of the most deprived areas in Pembrokeshire are found in the towns of Milford Haven, Pembroke Dock and Pembroke. A further area is found in St. Dogmaels village, near Cardigan.

Nitrate Vulnerable Zones

Implications for the LDP:

2.52. Review of the Nitrate Vulnerable Zones and associated Action Plans is underway for Milford Haven and the Cleddau catchment. This has yet to be concluded. One of the possible outcomes might be a significant extension to the areas covered by Nitrate Vulnerable Zones in Pembrokeshire. From a planning perspective, this would not require review of the LDP. Future AMRs will need to consider whether there are any implications for the Plan at Plan Review. A substantial increase in the number of planning applications for slurry lagoons could be a consequence.

Welsh Government Practice Guidance on Planning and the Welsh Language (17/06/14)

Implications for the LDP:

2.53. This Practice Guidance note supports Technical Advice Note 20: Planning and the Welsh Language (TAN 20). It advises Local Planning Authorities on how to incorporate Welsh language considerations into preparation, monitoring and review of LDPs. This guidance will be taken into consideration when the LDP is reviewed.

Welsh Government Practice Guidance on Planning for Sustainable Buildings (31/07/14)

Implications for the LDP:

2.54. Sustainable building standards are now mainly dealt with through the Building Regulations. Adjustments have been made to planning policy documents to reflect this change.

2.55. Specifically, Planning Policy Wales has been amended and TAN 12 updated to incorporate some advice previously included in TAN 22.

2.56. The cancellation of TAN 22 does not affect the LDP but has implications for the Development Management functions of the Council. Some developers have sought to lift conditions on sustainable building from planning consents.

2.57. Setting of sustainable building standards on strategic sites, that are higher than minimum requirements, can be considered at LDP review.

Regional Planning

Regional minerals planning – including the activities of the South Wales Regional Aggregates Working Party and the publication of the Regional Technical Statement for Aggregates (1st Review)

Implications for the LDP:

- 2.58. There is a new approach to land-based apportionments for sand and gravel in SW Wales. This looks at the land-bank in Pembrokeshire, Ceredigion and Carmarthenshire in combination. In consequence, collaborative work will be needed on apportionment. PCC's LDP is based on a Pembrokeshire-wide assessment of the minerals reserve. The new approach will need to be taken forward at LDP review.
- 2.59. The South West Wales Mineral Planning Group is considering apportionment and finding new terrestrial sand and gravel production sites. Contact is to be made with mineral operators regarding the search for new terrestrial sand and gravel sites.
- 2.60. The treatment of dormant mineral sites is also changing. The new approach will be taken forward when the LDP is reviewed.

Regional waste planning

Implications for the LDP:

- 2.61. Waste Annual Monitoring Reports will be available from 2016 and will inform future LDP AMRs. They will also provide evidence for the review of the LDP.

The South West Wales Waste Planning Group is now established and its membership is being expanded. This provides a forum to consider waste planning issues across SW Wales.

Regional economic planning

Implications for the LDP:

- 2.62. The methodology for local employment surveys has been revised to reflect emerging advice and guidance from Welsh Government. Information on the

approach taken has been shared with neighbour authorities. The first survey under the new methodology is being carried out this year (2015).

- 2.63. The Haven Waterway Enterprise Zone is now in place. Fiscal incentives are available to businesses within its boundary. Some land within the Enterprise Zone boundary is not identified for employment development by the LDP. This matter will need further consideration as a material consideration and at LDP review.

Regional Transport Planning

Implications for the LDP:

- 2.64. The Regional Transport Plan for SW Wales has been superseded by a Joint (Local) Transport Plan for the Swansea Bay City Region. The new Plan was prepared by Swansea, Neath Port Talbot, Carmarthenshire and Pembrokeshire Councils and runs from 2015 to 2020. It lists projects expected to be delivered during that period. It also mentions further projects which might come forward after 2020, looking towards 2030.

Some of the listed projects affect locations in Pembrokeshire. Certain general proposals and projects beyond Pembrokeshire may also benefit the County. The schemes listed in the new Plan vary in several respects from those safeguarded by the LDP. The details of the changes are set out elsewhere in this AMR.

Pembrokeshire Single Integrated Plan

- 2.65. **The Pembrokeshire Single Integrated Plan for 2013 to 2018 (SIP)** replaces four earlier documents:
- The Pembrokeshire Community Plan for 2010 to 2025;
 - The Children and Young People's Plan;
 - The Health, Social Care and Well-being Strategy; and
 - The Community Safety Strategy.
- 2.66. The SIP frames public, private and voluntary sector activity in Pembrokeshire over the period 2013 to 2018. The intention of the SIP is to improve quality of life for everyone in the County.

Implications for the LDP:

2.67. No immediate change to the LDP is required, as it is broadly consistent with the Pembrokeshire Single Integrated Plan's objectives. However, some new issues have emerged since LDP adoption.

Infrastructure Providers' Plans

Water Resources Management Plan for 2015 to 2040 – Dŵr Cymru Welsh Water

2.68. LDP AMR 1 reported that this Plan had been published in April 2014. It sets out how Dŵr Cymru Welsh Water (DCWW) intends to maintain water supplies to its domestic and business customers. It balances likely future demand for water against water available for supply, taking into consideration potential impacts on European protected habitats and species and of climate change.

2.69. The WRMP outlines a 25-year strategy for managing water resources across the supply area. It identifies deficit zones where demand exceeds (or is forecast to exceed) supply. It also includes measures to increase supply and / or manage demand in each Water Resource Zone.

2.70. Five Water Resource Zones are expected to fall into deficit between 2015 and 2040. One of these is in Pembrokeshire and partly is attributed to the significant impact of NRW's 'Review of Consents'¹ (for water abstraction). It may also be related to the impacts of climate change.

2.71. Licence reductions are expected in 2018 and will limit DCWW's ability to refill reservoirs in the County. This has the potential to restrict water supply from the Preseli Water Treatment Works.

2.72. As reported in AMR 1, there are a variety of ways in which this might be addressed:

- Transfer of raw water from Llys-y-Fran reservoir to Preseli Water Treatment Works;
- Import of water from the adjacent Tywi Conjunctive Use System Water Resource Zone;
- Further reduction in leakage across the zone; and

¹ Under the Habitats Regulations

- Reinstatement of the Milton boreholes through to 2040.

2.73. It is possible that the solution may involve more than one of the above.

Implications for the LDP:

2.74. Provision of adequate water supply is an important element of LDP delivery. Hence the anticipated licence reductions are a concern. This and the measures to address any shortfall are a major issue, which will be closely monitored now and will be of great significance when the LDP is reviewed.

Asset Management Plan 6 (AMP 6) – Dŵr Cymru Welsh Water

2.75. Dŵr Cymru Welsh Water (DCWW) presents its future investment proposals in Asset Management Plans (AMPs). AMP 4 ran from 2005 to 2010 and AMP 5 (the current programme) runs from 2010 to 2015.

2.76. The next plan, AMP 6, will run from 2015 to 2021. DCWW has consulted on the broad principles that this will be based on. It has said that it will be based on outcomes. However, it has not published the plan itself yet.

2.77. For AMR 1, DCWW provided the following information on the delivery of the AMP 5 programme:

Waste Water Treatment Works (WwTW)	Status of upgrate
Croesgoch	Completion due by end of AMP 5 (31/03/15)
Clunderwen	Completion due by end of AMP 5 (31/03/15)
Lamphey	Completion due by end of AMP 5 (31/03/15)
Letterston	Scheme complete
Mathry	Completion due by end of AMP 5 (31/03/15)
Narberth	Scheme complete
Newgale (National Park)	Scheme complete
Hook (partly in National Park)	Implementation early in the AMP 6 period (2017/18)

Johnston	Implementation early in the AMP 6 period (2017/18)
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2.78. The Council's LDP was prepared in the context provided by AMP 5. AMR 1 anticipated publication of AMP 6 by the time AMR 2 was prepared, but this has not happened. Hence it is not possible to evaluate its impact on LDP delivery. Likewise, updating of the information on the matters concerned in the Development Sites SPG has not been possible.

2.79. Dŵr Cymru Welsh Water has not yet published its AMP 6 proposals. However, it has confirmed that final sign-off has been agreed for two AMP 5 schemes, at Hook and Johnston. These will be implemented during the AMP 6 period.

2.80. Once the AMP 6 programme is published, the Council will revise the Development Sites SPG to include the updated programme information.

Synergies with neighbouring authorities' LDPs

2.81. PCNPA is waiting for new LDP Regulations to be published before formally commencing review of its LDP. It has already carried out a lot of work in preparation for this. PCC is a key stakeholder for the National Park LDP. It will have a major role to play when the Plan is reviewed.

2.82. A significant amount of joint working already takes place between the Council and the National Park Authority. It is anticipated that this will continue in the future.

2.83. Since the Council's LDP was adopted in February 2013:

- Ceredigion County Council has adopted its LDP (April 2013); and
- Carmarthenshire County Council LDP has adopted its LDP (December 2014).

2.84. There has also been other collaborative work between the Council and its neighbour Local Planning Authorities, for instance on:

- Joint Housing Land Availability Studies;
- Affordable housing;

- Approaches to S.106 and Community Infrastructure Levy;
- Employment land surveys and preparation of a regional economic evidence base;
- Review of the Regional Technical Statement for Aggregates for South Wales;
- Minerals planning in SW Wales;
- Waste planning in SW Wales; and
- Development planning in general in SW Wales.

2.85. The South West Wales Regional Planning Group has recently been re-activated, building on the earlier work of the SW Wales LDP Pathfinder Group. Membership comprises Pembrokeshire, Carmarthenshire, Ceredigion, Swansea and Neath-Port Talbot Councils, Pembrokeshire Coast and Brecon Beacons National Park Authorities and Welsh Government.

Supplementary Planning Guidance

2.86. A number of key items of SPG were adopted during AMR 1². The Biodiversity SPG was adopted in AMR year 2. Further work on SPG has been undertaken during AMR period 2 but has been delayed by a reduced staff resource, in house and in stakeholder organisations. Consultations on a number of documents/revised SPG are anticipated in AMR year 3.

Good Practice Advice Notes

2.87. The following advice notes have been published by the Council during AMR 2:

- LDP policy GN.1 General Development Policy, criterion 7, advisory note – Safeguarding for Planning Purposes;
- LDP policy GN.8 Protection of Employment Sites and Buildings.

² Affordable Housing, Parking Standards, Planning Obligations and Development Sites SPG

Part 2: Social and Economic Data and Trends

Welsh Government Population and Household Projections

2.88. 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 2014 monitoring period.

Current context, trends and local regeneration issues

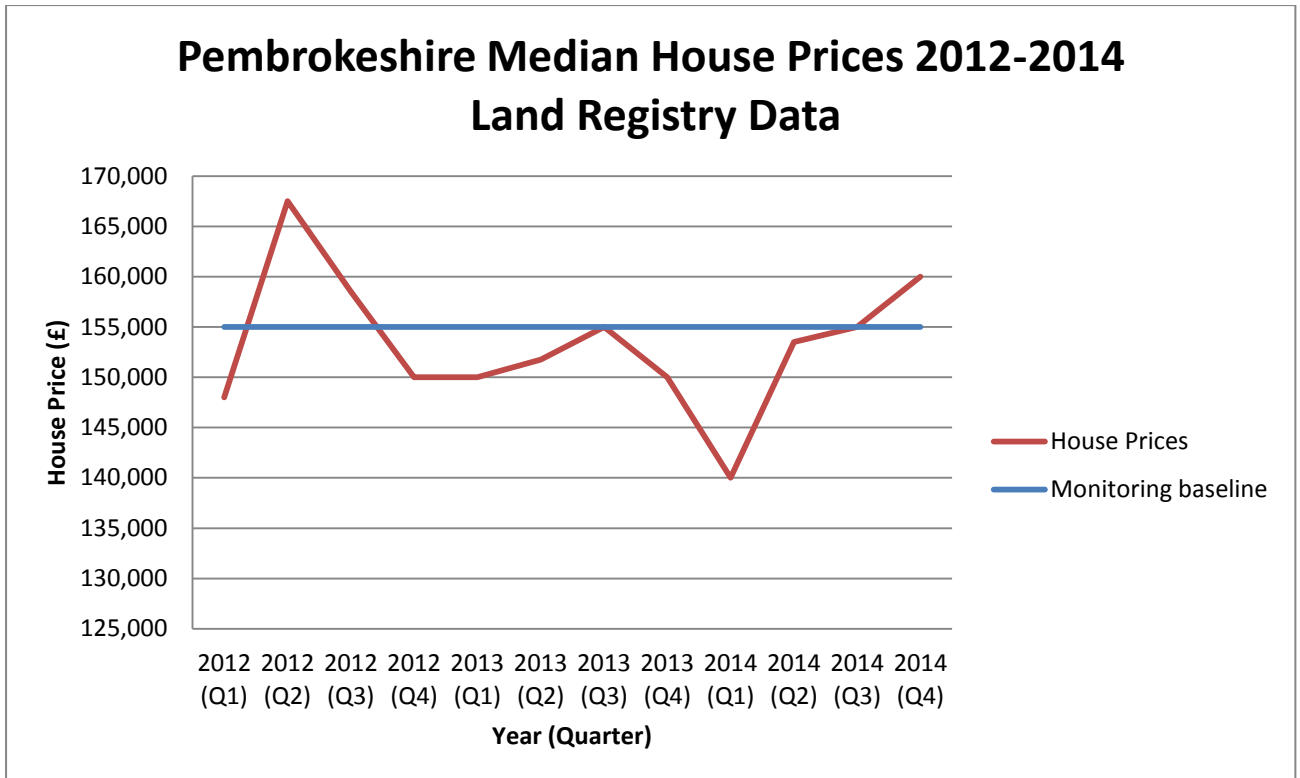
Employment and Earning Indicators

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%
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%
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

Source: Nomis website, 2015 – www.nomisweb.co.uk

2.89. 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



2.90. 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.

2.91. 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. When this trigger is met, then the Authority will consider other triggers identified in the Affordable Housing SPG and may conduct additional viability testing.

2.92. 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 2014 were £160,000. 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

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

- Blackbridge – the main landowners are the Council and Welsh Government. Marketing of land at Blackbridge and Waterston, commenced in 2013. It is expected that a preferred developer will be confirmed in the near future.
- Pembrokeshire Science and Technology Park – a new industrial building in the SE part of the site (consent 14/0219/PA) was nearing completion in July 2015. Aside from this, there has been no major change at this site.
- Withybush Business Park – there has been no major change at this site. Permitted year 2 applications include proposals for a class B8 commercial unit (14/0509/PA) and a place of worship (13/0682/PA).
- Trecwn – permission was granted for construction and operation of a diesel-fired peaking plant in September 2012 (11/0462/PA). More recently, consent was granted for construction of a wood-fuelled power station to generate energy from biomass (14/0200/PA). The site for the former is within the LDP's strategic employment allocation. However, the latter is outside the allocated area, but within Trecwn Valley.

2.94. 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 applications was recommended for approval by Planning

Committee in February 2015, however a S.106 agreement was not signed at the base date for this report.



Image: Artist's impression of the South Hook Power Plant Proposal

- The South Hook Power Plant proposal (500MW) was granted planning permission by the UK Government in October 2014. The South Hook combined heat and power plant would have been sited at the LNG (liquefied natural gas terminal) and was due to be operational by 2018. The project was a partnership involving Qatar Petroleum, Exxon Mobil and Elf Petroleum UK. However, the scheme has been deferred, due to falling prices in the energy market. Part of the South Hook site is within the Council's planning area.
 - The Murco (Milford Haven) Refinery site closed with significant local job losses. This site has since been purchased by Puma Energy. The new owners have indicated they intend to convert the site to a storage facility.
 - The Ministry of Defence previously announced in 2013 that, by 2018, the Cawdor Barracks site at Brawdy would close. 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.
- 2.95. Future AMRs will update progress towards the delivery of the four strategic employment sites. They will also track progress on the other major sites mentioned in this section.

Summary of Implications for the LDP from Contextual Changes

- 2.96. 2014/15 has seen unprecedented contextual changes. Two new Welsh Acts came into force (on Housing and the Well-being of Future Generations). Also, the Planning (Wales) Bill received Royal Assent in July 2015 (AMR year 3) and is now law in Wales. The Environment (Wales) and Historic Environment (Wales) Bills moved forward during the same period. At the same time, the 'Devolution, Democracy and Delivery' White Paper was published, discussing future reform of Welsh Local Government. A review of Designated Landscapes in Wales is also being undertaken.
- 2.97. LDP processes are also being reviewed, with the outcome expected during summer 2015.
- 2.98. In addition to this, there have been consultations on matters as diverse as a Nature Recovery Plan for Wales, a Flood and Coastal Investment Programme and a National Transport Plan for Wales.
- 2.99. Turning to Welsh Government guidance, Planning Policy Wales and TAN 12 have been amended, with TAN 22 deleted. This is to reflect the regulation of sustainable building transferring to the Building Regulations in Wales. TAN 1 on Joint Housing Land Availability Studies has been revised. The Development Advice Maps for TAN 15 (showing areas at risk of flooding) have been updated.
- 2.100. Other contextual changes of particular note include:
- The requirement to prepare Waste Annual Monitoring Reports from 2016;
 - The publication of the 1st Review of the Regional Technical Statement for Aggregates;
 - The possibility of changes being made to the extent of Nitrate Vulnerable Zones in Pembrokeshire;
 - The publication of new practice guidance on Planning and the Welsh Language;
 - The publication of a (Local) Transport Plan for the Swansea Bay City Region; and

- The publication by Dŵr Cymru Welsh Water of a Water Resources Management Plan and the unexpected delay in publishing the AMP 6 investment programme.

2.101. These changes, and others referenced, will have implications for future LDP implementation. However, there are no contextual changes currently identified that indicate a requirement for early review of the Plan.

2.102. 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.

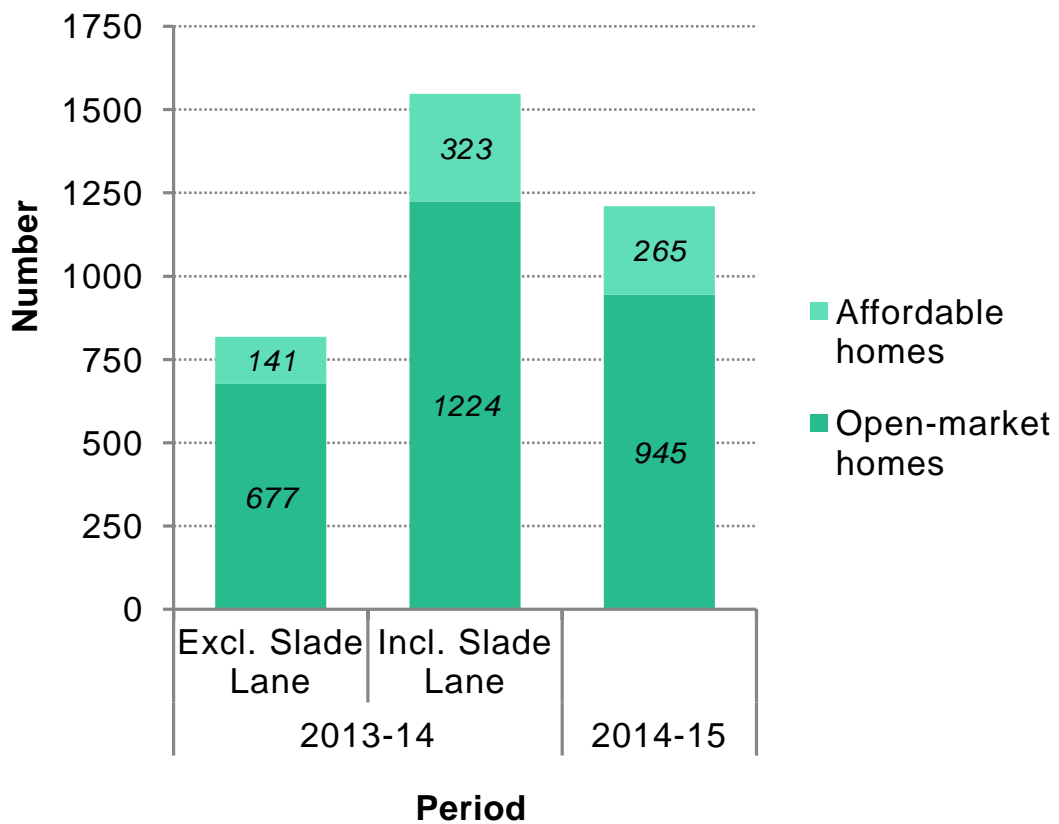
3. Summary of LDP Monitoring Outcomes

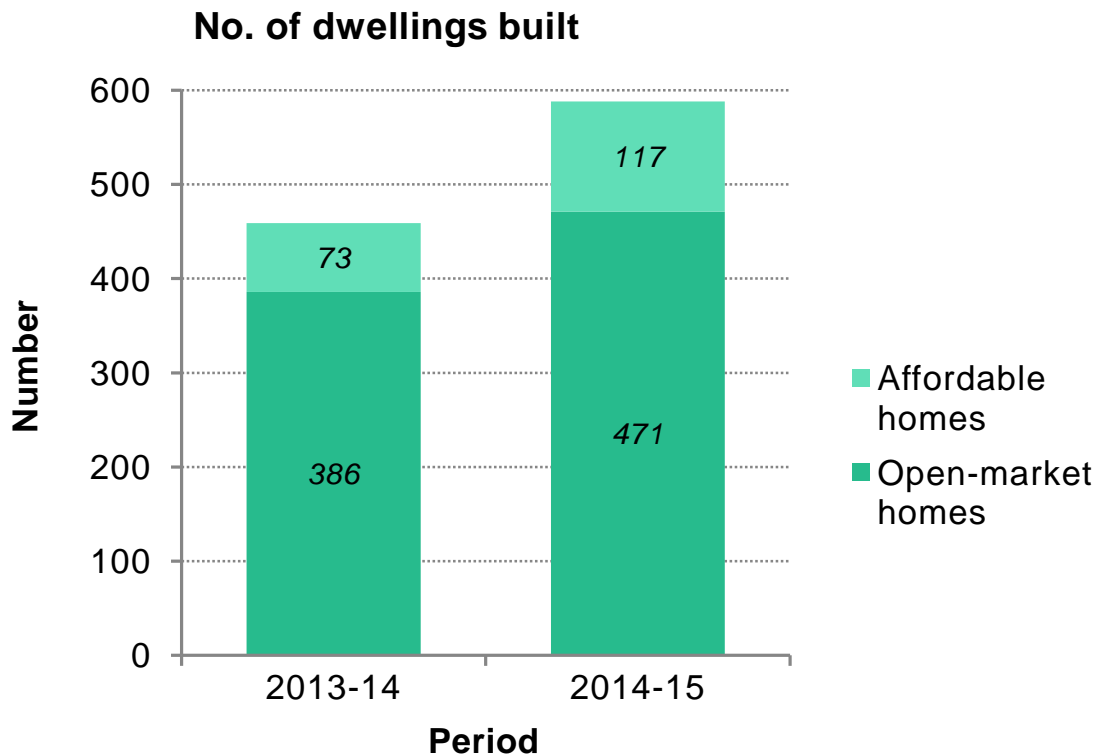
3.1. The main headlines from the monitoring information are:

Housing

3.2. Overall excellent performance indicated with targets across a range of indicators being met and exceeded in terms of what is built and granted planning permission. Good delivery of Affordable Housing is indicated and further monitoring of house prices indicates that there is no need to amend Affordable Housing targets. A lag always exists between what is negotiated (265 affordable homes) and what is delivered on the ground (117 affordable homes) but delivery is on an upward trend following LDP adoption. There is a need to continue monitoring delivery of strategic site at Slade Land and progress with Maesgwynne (Fishguard) and Shoals Hook Lane (Haverfordwest).

No. of dwellings gaining planning permission





- Housing delivery – 588 completions (2014-2015), in comparison with 459 in 2013-2014 and 288 in 2012-2013. Meeting monitoring target. Of the 588, 117 units were affordable (19.8%). Meeting monitoring target.
- Housing permissions – 1210 homes granted planning permission. 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 Land supply – 5.3 year indicated by 2013-2014 JHLAS (requirement is for a 5 year land supply). 2014-2015 JHLAS is currently with Planning Inspectorate for determination.
- Strategic Housing Site – Slade Lane – permission granted in AMR 1, in AMR 2 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.

- House Price Monitoring – no evidence to indicate a need to adjust Affordable Housing contribution targets.
- Affordable Housing Contributions – 265 affordable homes gained planning permission (22% of all housing permissions), 220 negotiated through S.106 agreements, remainder being delivered on RSL schemes and through rural workers dwellings. No exception sites gained planning permission in AMR 2 period. Financial contributions of £2.2 million negotiated on S.106 agreements (note that this figure includes a £1.28 million contribution from Fishguard marina). Contributions are not collected by the Authority until a development starts (or a key stage is met), there is therefore a time-lag between when contributions are negotiated and collected. Contributions held by the Authority for Affordable Housing in Pembrokeshire in August were £371,723.81 – of which £59,538.50 is for schemes in the National Park.
- Density – density lower than the target with the trigger for further investigation met on rural windfall sites.

Employment

3.3. Monitoring targets 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.

- Employment Land Survey 2015 indicates that 21.8ha/ 218,287 sq m has been developed (built) on permissions granted post LDP adoption (2013-2015).
- Permission for 1,528,175 sq m of employment uses has been granted on unallocated sites with permission for 213,915 sq m granted on allocated sites.
- No permission yet on Blackbridge or Trecwn Strategic Employment sites. However Welsh Government and Pembrokeshire County Council are jointly negotiating the sale of lands at Waterston and Blackbridge to a preferred developer.
- Permissions granted on both Withybush Business Park and Pembrokeshire Science and Technology Park Strategic sites in AMR 2.

2065 sq m industrial building at Pembrokeshire Science and Technology Park and storage building granted at Withybush Business Park.

Gypsy Travellers

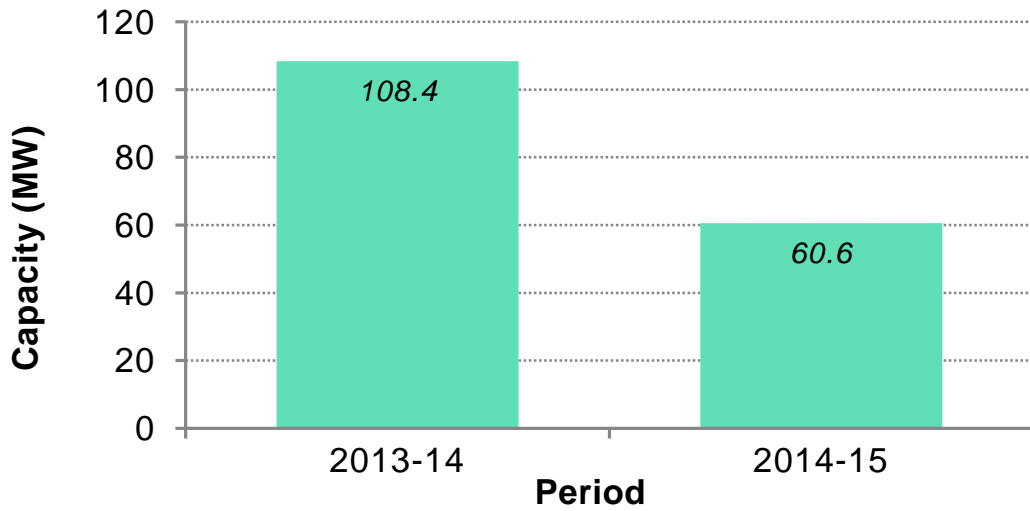
- 3 additional pitches permitted in AMR 2 period. Total permitted since GTANA 2010 is 19.
- A revised GTANA will be undertaken in September 2015, reflecting the requirements of new WG guidance. Likely to indicate similar levels of need to previous assessment which identified a need for 49 pitches by 2019.

Infrastructure:

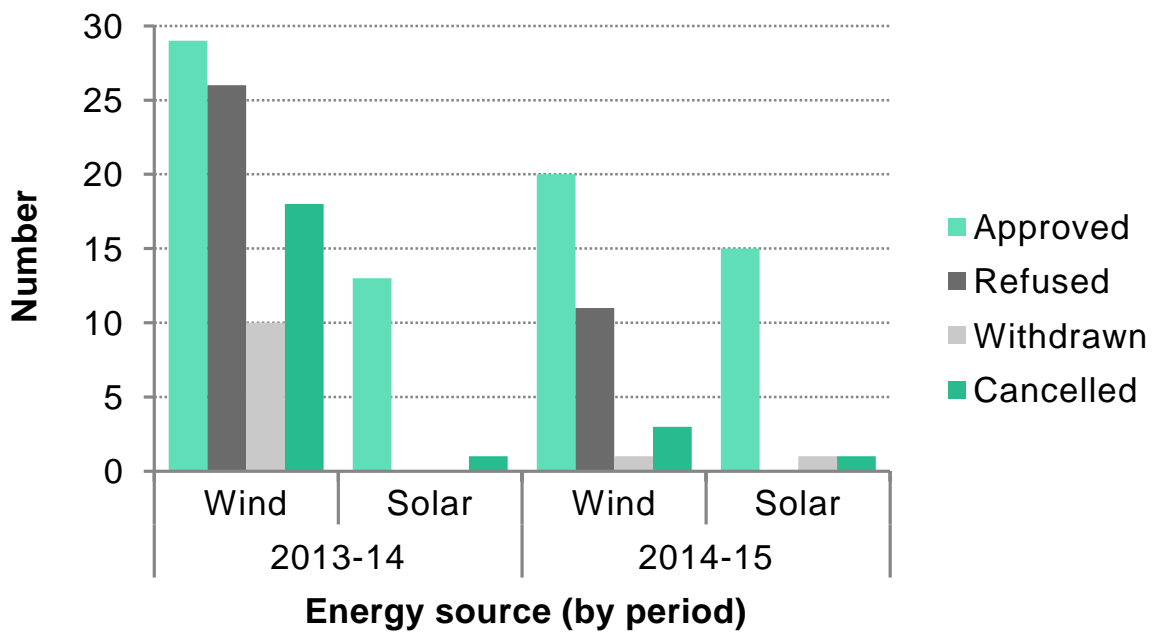
a. Renewable Energy Decisions

- 60.6 MW capacity permitted (in comparison with 108.4 MW permitted in AMR 1).
- 35 wind turbine applications, 19 conditionally approved. Significant drop in turbine applications in comparison with AMR1 when 83 were received.
- 17 applications for solar arrays, 13 conditionally approved. Slight increase in solar array applications in comparison with AMR 1 when 14 were received.

Renewable energy capacity gaining planning permission



Renewable energy application outcomes



b. Transport - Progress on delivering safeguarded schemes

- Bulford Road link (Johnston to Tiers Cross), constructed during the AMR 2 period and completed in July 2015.
- Work underway on the Southern Strategic Route between the A.477 and the south-shore industrial sites with a number of elements completed. Remaining elements are due to be completed by the end of 2015.
- Work ongoing to increase car parking and provide services to the station building at Goodwick Railway Station.
- The first phase of the Pembroke Dock bus and rail interchange has been implemented.
- Haverfordwest Master Plan – improvements delivered at the Churnworks Junction and Sidney Rees Way.
- Other schemes are dependent on funding being granted.

c. Waste

- Additional 4.2 ha of waste capacity permitted.
- New civic amenity site to serve SE Pembrokeshire now operational – monitoring target met.
- Winsel extension is built and operational – monitoring target met.

Minerals

- Good levels of hard rock available.
- Monitoring trigger for further investigation hit for sand and gravel. Regional work underway to address this.

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.

- 1472 sq m (29%) of major A1, A2 and A3 floorspace permitted in Town Centre – trigger for further investigation met. This figure rises to 76% if Kilgetty Co-op (a Plan allocation) permission is considered as a Town Centre location. The other major permission granted outside Town Centres was for Aldi in Pembroke Dock which met required policy tests for edge of town development.
- Increased numbers of charity and betting shops identified.
- Vacancy rates higher than national average in Haverfordwest, Pembroke Dock and Milford Haven.
- Retail frontages– the towns of Fishguard, Haverfordwest, Narberth and Pembroke have a concentration of A1 units which is below the target percentage.

Tourism

- No applications were approved during the monitoring period that were contrary to the Tourism Policies.
- 1 application was refused as its proposals were contrary to GN.19 (13/0536/PA).
- Altogether 16 applications for proposals relating to tourism uses were approved during the monitoring period - these approvals included the following permissions for tourism accommodation: a total of 8 units of holiday accommodation, 33 log cabins and 16 yurts at Heatherton Word of Activity and 20 touring caravan pitches and 10 tent pitches at New Park Farm, Landshipping. Planning permission was also granted for a range of uses relating to existing tourism facilities including a new office building, extension to a club house, a conservatory and restaurant. Permission was also granted for two additional facilities at the Folly Farm visitor attraction – a new cafe and server lean-to and the construction of a car park, zoo animal house enclosure.

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, Haverfordwest, Narberth and Pembroke.

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

- 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 76% (3922 sq m) of all major A1, A2 and A3 floorspace permitted was located within identified Town Centres or on an allocated retail site, of a total 5124 sq m permitted. (Relevant applications 13/0971/PA, 14/0247/PA, 14/0724/PA). (NB: The additional floorspace at Kilgetty has only been included once in the figures based on application 13/0971/PA. Application 13/0970/PA which sought to vary a condition to provide clarification on floorspace for the Kilgetty Co-op has not been included in the figures).
- 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 14/0247/PA – Waterloo Garage, Proposal for Aldi Stores - Variation of condition 1 of 09/0297/PA (Erection of foodstore and associated access, parking and*

landscaping) – to allow further time to implement the development, net A1 floorspace permitted 1202 sq m.

- 3.8. Application 14/0247/PA for Aldi Stores at Waterloo Garage was a 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 71% were permitted outside town centres. This figure consists of permissions for applications 13/0971/PA for the allocated Co-operative foodstore at Kilgetty, application 14/0247/PA for the Aldi Foodstore in Pembroke Dock and application 14/0276/PA for the retrospective change of use of a former garage/workshop/office to community hairdressing salon. Together these three applications represent 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 Co-operative foodstore is an allocated site within the LDP. 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 these permissions no further investigation is considered to be currently required. The third application is a minor application, in which permission was granted for the retrospective change of use to a unit of 36sq m on the basis that the building was an existing structure which would not impact on the surrounding landscape and that the use operated in part as a mobile venture, meaning that although unusual for a rural location, the scale of the use would not be inappropriate. The application was deemed therefore to comply with LDP policy.
- 3.10. Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock and Milford Haven. Milford Haven has 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, Haverfordwest, Narberth and Pembroke have a concentration of A1 units which is below the target percentage. This will continue to be monitored. In Narberth, this is due to a higher percentage of cafes and restaurants and is not a cause for concern.

- 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 Haverfordwest with work anticipated to begin 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 and develop a 21st Century library, gallery and visitor centre in the current market building in the centre of Haverfordwest is also being considered, although no planning application has yet been received. AMR 3 will report on the conclusions from the Haverfordwest Masterplan, due to be completed by December 2015. Other town centre masterplan studies will be progressed in due course.
- 3.12. In Milford Haven, the Port Authority is developing 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 a S.106 agreement has not yet been signed. Both Milford Haven and 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 and a commercial property grants 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 is operating in 2015/2016 and aims to assist smaller retailers.

- 3.14. The Council will continue to monitor retail indicators closely and will work closely with Regeneration colleagues to take forwards any actions emerging from the masterplans.

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.

- 3.15. The Regional Technical Statement for Aggregates, 1st 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 Council³, 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.
- 3.16. The Regional Technical Statement for Aggregates lists significant trends and events by County. For Pembrokeshire it says:
- ‘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’.*
- 3.17. Currently within the National Park production of sand and gravel is of regional significance, together with some hard rock production. However, there is a long-term aspiration to reduce and ultimately cease production of aggregates within the National Parks in Wales.
- 3.18. Once existing permitted reserves in the National Park are exhausted, alternative terrestrial production sites will be needed in SW Wales. The new

³ current reserves and output of sand and gravel in Powys are very small

approach will focus on finding alternative terrestrial production sites to those within the Pembrokeshire Coast National Park.

3.19. 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, outside the National Park.

3.20. These recommendations reflect the conclusions drawn in the most recent published Annual Report from the South Wales Regional Aggregates Working Party, that for 2013. A summary of the key findings relating to Pembrokeshire is set out in the table below. References to 'Pembrokeshire' refer to the Council's area of planning responsibility (i.e. excluding National Park locations):

Minerals Reserves, Production, Sales and Land Bank Position 2013						
Minerals Planning Authority Area	Type	Reserves (Million Tonnes)	<u>2011-2013 (Million Tonnes)</u>	Land Bank (excl PCNPA MPA) (years)	<u>annual sales 2011-2013 (Million Tonnes)</u>	Land Bank(excl PCNPA MPA) (years)
			<u>3 year average</u>		<u>10 year average</u>	
Pembrokeshire and Pembrokeshire Coast NP	<u>Crushed rock</u>	26.19	0.56 (annual sales)	56	0.81 (annual sales)	39
	Crushed Rock (Dormant sites)	Nil				
Powys, Carmarthenshire, Ceredigion, Pembrokeshire and Pembrokeshire Coast NP	<u>Land won sand and gravel</u>	4.34	0.27 (annual production)		0.25 (annual production)	
Pembrokeshire only			0	0	0	0

Marine Dredged and Secondary Aggregates (Million Tonnes)						
		2011	2012	2013		
Port of Pembroke	Marine Dredged Aggregate Landings	20,907	21,037	13,300		
Pembrokeshire, Neath Port Talbot, Cardiff, Newport and Vale of Glamorgan	Combined Secondary Aggregate Sales	1.04	1.58	0.82		

3.21. 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. This will also happen in a regional context. 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.

3.22. This work has been taken forward through the regional group during AMR year 2. Further work is planned for AMR year 3, involving mineral operators in the search for new terrestrial sand and gravel sites.

Housing

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

3.23. During the monitoring period PCC had a 5.3 year housing land supply, based on The Joint Housing Land Availability Study (JHLAS) for 2013-2014, 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.

3.24. 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 5.3 year land supply and is therefore meeting the target set by the Plan and the requirements of National Planning Policy.

3.25. 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 2013-2014 and 2014-2015 JHLAS has identified a number of sites where improvements to Waste Water Treatment Works would increase significantly the 5 year land supply of the Authority. A delay in the publication of Dŵr Cymru's AMP 6 programme means that information on where such improvements are likely to take place is not yet available. This information was anticipated to be published at the start of 2015, its publication is likely to mean an increase in the number of sites/units which can be included in the 5 year land supply for future JHLAS'.

Average density of housing permitted on rural windfall sites

3.26. A density figure of 19 dwellings per hectare (dph) was achieved on rural windfall sites, which is below the target of 25 dph for rural areas and below the trigger for further investigation of 20 dph. Other density figures on rural allocations and urban allocations and windfall site are above the trigger for further investigation.

Landscape

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

3.27. As windfall sites in rural areas are typically infill plots, further investigation indicates that these applications have been lower in density because of the specific nature of the type of plot involved which may include an unusual shape or reflect other constraints in the area, such as highways. No further action is therefore required at this time.

3.28. The number of applications approved in spite of being contrary to the requirements of Policy GN.1, criterion 3 was significantly higher than the trigger for further investigation for this policy, all of which were in relation to renewable energy schemes. 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 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 Scheduled Ancient Monument (SAM) consents granted contrary to Policy GN.38 has also been met, with 12 applications identified as being approved despite being contrary to GN.38. In ten of these twelve cases, proposals were for renewable energy developments (eight wind turbines, one solar farm and one hydroelectric installation). In these cases limited adverse effects on the historic environment were identified, and Policy GN.4, which supports renewable energy installations, in general took precedence. Where deemed necessary, conditions which required an archaeologist to perform a 'watching brief' during ground works were attached to planning permissions, with a view to minimising adverse impacts to the historic environment. Of the two remaining developments granted permission contrary to Policy GN.38, one, an application for gas utility infrastructure, was considered to be acceptable when balanced against the broader requirements of Policy GN.1 (in particular Criterion 6, which relates to the provision of necessary and appropriate service infrastructure). The final application contrary to GN.38 was for a satellite dish in a conservation area. Potential conflict associated with the proposal was deemed to be mitigated by a condition attached to the permission requiring that the colour of the proposed installation matches the main building. 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;
- Need for Gypsy Traveller pitches arising from a new 2015 survey and progress towards delivery of new pitches;
- 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.
- 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 29 WG Sustainable Development Indicators are published at a Wales level, and only some indicators are available at Pembrokeshire or South West Wales scale. The remaining are Wales or Wales and UK level.

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 second AMR of the LDP the information provides time series information in order to assess the plan from the baseline. Subsequent monitoring reports may provide triggers for further investigation and will identify whether a full or partial review of the plan is necessary prior to 2017.

SA Objectives	Performance	
	2013-14	2014-15
1. Develop and maintain a balanced population structure	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
3. Improve education opportunities to enhance the skills and knowledge base	G	G
4. Minimise the need to travel and encourage sustainable modes of transport	G	G
5. Provide a range of high quality housing including affordable housing to meet local needs.	G	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
9. Support a sustainable and diverse local economy		
10. Prepare for and reduce the impact of Pembrokeshire’s contribution to climate change	G	G
11. Maintain and improve air quality	A	A
12. Minimise the generation of waste and pollution	G	G
13. Encourage the efficient production, use, re-use and recycling of resources		
14. Maintain and protect the quality of inland and coastal water	A	A
15. Reduce the impacts of flooding and sea level rises		

16. Use land efficiently and minimise contamination 17. Safeguard soil quality and quantity	G	G
18. Protect and enhance biodiversity	G	A? ⁴
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

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).
- 4.15. In conclusion it is found that the SA monitoring 2014/15 raises no significant issues which warrant further action other than that already highlighted. Compared with 2013/14 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 year's 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 In the continuing absence of NRW site condition assessments for Natura 2000 sites a precautionary approach is necessary

- 4.16. No mitigation measures have been identified at this stage, however indicators for population, air quality, 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) or earlier 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 14th September 2015 (for Elected Members), on the 22nd September 2015 (for Stakeholders) and 21st September (Pembrokeshire Agents Forum). Following the Stakeholder session, there was also a meeting between PCC planning officers and Welsh Government planners.

The key points arising from the above are summarised below:

5.2. **Members' seminar:**

- Site specific questions on progress with delivery on the Slade Lane Housing allocation.
- Discussion around house building rates and whether or not these are meeting monitoring targets.
- Questions around progress with the Council's strategic employment allocation at Blackbridge.
- Questions around town centres and what actions are being taken to support them.
- Questions around the delivery of affordable housing in rural areas.
- Questions around s.106 agreements and how the money is spent. Detailed questions on the amount of all S.106 funds held by the Council.
- Questions around city regions and strategic development plans and the potential implications for the LDP.

5.3. **Stakeholders' seminar:**

- Comments on good delivery of Affordable Housing.
- Questions on Town Centre issues and actions being taken to support them.
- Query from WG on what number of the completions in AMR 2 took place on allocated sites.

5.4. Agents' seminar:

- No questions

5.5. Council response to these issues:

- Information provided to stakeholders in response to the questions relating to housing allocations, strategic employment sites and town centres is included elsewhere within this AMR.
- The build rates achieved in 2014-2015 met the targets of the Plan.
- The Council committed to publishing information on the amount of money from S.106 agreements held for Affordable Housing in AMR1. Future AMRs will include information on all S.106 funds held.

Contributions held by PCC in August 2015 were as follows:

Topic	Pembrokeshire total	Pembrokeshire LDP		Pembroke-shire Coast National Park LDP
			<i>Slade Lane element</i>	
Affordable Housing	£371,723.81	£318,185.31	-	£53,538.50
Transportation	£1,753,432.18	£1,743,260.54	£1,529,883.70	£10,171.64
Education	£340,074.29	£338,070.68	-	£2,003.61
Community Facilities	£9,877.06	£9,877.06	-	-
Public Open Space	£27,557.84	£24,712.46	-	£2,845.38
Waste	£5,803.79	£5,803.79	-	-
Totals	£2,508,468.97	£2,439,909.84		£68,559.13

A map showing where contributions for Affordable Housing have been negotiated and received is available here:

<http://www.pembrokeshirecoast.org.uk/Files/files/Mapping/Pages/Housing%20Contributions.html>

For Slade Lane contributions will include land transfer for educational land.

- In response to the WG query regarding the number of completions on Housing Allocations, analysis has demonstrated that 34% (202) of the 588 completions took place on allocated sites.
- At this stage it is not clear whether or not Pembrokeshire will be included within a Strategic Development Plan area – this will be monitored in future AMRs. Pembrokeshire is already included in the Swansea Bay City Region, an economic rather than a planning designation designated under different procedures to those to be proposed for Strategic Development Plan areas. It is anticipated that City Region inclusion will continue to provide important funding opportunities for Pembrokeshire in the future. A new, jointly prepared, Local Transport Plan has been developed for the City Region, including Pembrokeshire. Further developments will be reported in future AMRs.

6. Conclusions and Recommendations

Summary

- 6.1. Good progress has been made in 2014-15 with embedding the Plan. This has been achieved through further public, member and agent engagement, and the preparation of Supplementary Planning Guidance (SPG) on Biodiversity and revised SPG on Affordable Housing. Further guidance will soon also be available on Renewable Energy and Planning Obligations as indicated at the Stakeholder Event in September 2013, and revised guidance on development sites allocated in the Plan through a refreshed Development Sites SPG.
- 6.2. Several new and amended items of legislation, regulation and planning policy have emerged since LDP adoption and the 2013-2014 AMR, some of which may have implications for the way in which the LDP will be implemented in the future (notably the draft Planning Bill and other emerging Welsh Government legislation and planning policy). 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;
 - A number of proposed legislative changes and national policy changes, with potential to impact the Plan will require careful monitoring and / or taking into consideration at Plan review;
 - 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 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

TF – Tree Felling

HG - Hedgerows

LB – Listed Buildings

CA – Conservation Areas

AD – Advertisements

Pr Notf – Prior Notifications

OHL – Overhead Lines

Certificates of Proposed Lawful Development –CLOPUD

Certificates of Lawful Development - CLD

LDP Indicator	Target	Trigger	Outcome		
			2014	2015	2016
Total Number of Planning Applications determined under the LDP (excluding those listed on the previous page):	-		Total: 749 Approved: 665 Refused: 82 ⁵	Total: 859 Approved ⁶ : 785 Refused:74 ⁷	
Strategic Objective: Mitigating & responding to the challenge of climate change (A)					
(Core) Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 & C2 floodplain areas & otherwise not meeting all the TAN 15 tests (paragraph 6.21 – v).*	Development in zones C1 & C2 is in line with the provisions of TAN 15	More than 1 approval within 1 year of development in zones C1 & C2 contrary to the provisions of TAN 15.	5	0	
Summary of Strategic Objective: Mitigating and responding to the challenge of climate change (A):					
0 applications were approved which were contrary to the provisions of TAN 15.					
This is a significant improvement on AMR period 2013-2014. It reflects improved working practices with Development Management Officers ensuring that NRW are consulted on relevant applications and that a clear assessment of flood risk is included within delegated and committee					

Plan Review

⁵ This is an overall approval rate of 89% (please note these figures exclude those applications determined at appeal).

⁶ Includes applications approved in part.

⁷ This is an overall approval rate of 91.3% (excludes those applications determined at appeal).

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LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
reports wherever an application site area coincides with a C1 or C2 flood zone, even if only a small area of land is affected						
Strategic Objective: Improving access to goods & services (I)						
Number & proportion of housing planning permissions at different levels of the settlement hierarchy.	60% of permissions are in the Hub Towns	Permissions less than 50% in Hub Towns over a period of 3 years. (Note: percentages do not equal 100% due to rounding)	Hub Town 1,191 (77%)	Hub Town 790 (65.3%)	Hub Town	
			Rural Town 55 (3.5%)	Rural Town 31 (2.6%)	Rural Town	
			Service Centre 14 (0.9%)	Service Centre 23 (1.9%)	Service Centre	
			Service Village 165 (11%)	Service Village 303 (25%)	Service Village	
			Large Local Village 12 (0.8%)	Large Local Village 10 (0.8%)	Large Local Village	
			Small Local Village 15 (1%)	Small Local Village 15 (1.2%)	Small Local Village	
			Open Countryside 95 (6%)	Open Countryside 38 (3.1%)	Open Countryside	
Area of land safeguarded for transport related proposals lost to development.	0%	Any loss will require investigation	0	0		

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 ⁸	New facilities gained and lost: ⁹ Community Halls 0.11 ha gained 0.03 lost (13/1090/PA) Public House: 0.13ha gained Health facilities: 0.04ha gained Educational facilities: 0.63ha gained 0.06ha lost (13/0963/PA)		

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

⁹ As previously where a community facility has changed from one type to another this is not considered a loss. New facilities include extensions and changes of use.

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LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
				Open Space/Outdoor areas: 0 Other:0.32 ha gained -0.17 lost (14/0119/PA and 14/0704/PA) Religious buildings 0.90 ha gained -0.29 ha lost (14/0318/PA and 13/0909/PA) 6 permissions where a use was changed from a community facility.		

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
				However in all cases the use had previously ceased and was no longer viable.		
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	No trigger identified.	108.427MW capacity permitted 28.02.13 to 31.03.14 ¹⁰	68.60 MW capacity permitted. ¹¹		

¹⁰ (including allowed appeals on applications initially determined in the period to 31.03.14)

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

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
	in WG Renewable Energy Toolkit		(108.417 MW capacity permitted 01/04/13 to 31/03/14)			
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 (2017).	N/A – to be reported at Plan Review (2017)			
<p>Summary of Strategic Objective: Improving access to goods and services (I):</p> <p>The number and proportion of planning permissions for new residential development (where there was a net gain of a dwelling), were in accordance with the settlement strategy of the LDP. In total 790 new residential dwellings were conditionally approved within the Hub Towns between April 2014 and March 2015, which equates to 64.6% of all residential permissions. This is considerably lower than last year's figure, however this difference is a result of the strategic housing site at Slade Lane gaining planning permission in 2013-2014, which significantly increased residential permissions. When Slade Lane is discounted, overall the number of new residential units gaining planning permission has increased during AMR 2, in comparison with AMR 1.</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>No area of land safeguarded for transport related proposals has been permitted for another form of development during the monitoring period.</p> <p>Six applications granted planning permission for a change of use from a community facility to residential (13/1090/PA, 13/0963/PA, 14/03118/PA, 14/0119/PA, 14/0704/PA, 13/0909/PA and 14/0318/PA). However in all cases the use had previously ceased and evidence was provided with the planning application indicating that it was no longer viable. These applications included the change of use of an Old School House, the conversion of two separate redundant churches, the change of use of a nursery school and the change of use of a redundant shop and farm shop into accommodation. Other applications involving the change of use of a community facility received during the AMR period either resulted in a change of use from one community facility to another, or involved the provision of a replacement facility in another location. Given the evidence that all community facilities were already closed and unviable, there is no need for further investigation of this indicator, despite the trigger for further investigation having been met.</p> <p>The levels of services within settlements will be monitored at Plan Review.</p> <p>In relation to Renewable Energy applications, there were 35 applications received by the Authority for wind turbine applications. 19 were conditionally approved, 12 refused, 1 withdrawn and 3 cancelled. One of the approvals was a variation of condition on an earlier approval. One of the cancelled applications was a Section 73 application. One of the refusals was subsequently allowed on appeal. Another was subsequently dismissed on appeal. Additionally, there were 17 applications for solar farms, solar photovoltaic arrays and solar panels. 13 were conditionally approved, 1 was unconditionally approved, 1 was withdrawn, 1 was cancelled and 1 was determined at appeal. The application determined at appeal was allowed. The withdrawn application was for a variation of condition on an earlier consent. A small number of applications for other renewable energy technologies were also permitted. These include approvals for three hydro power proposals, a biomass boiler / pellet store and a container for two biomass boilers. There were also a large number of applications proposing modifications, non-material amendments or ancillary development related to previously approved wind energy and solar energy proposals.</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
In comparison with AMR year 1, the reduced number of wind turbine proposals is the most apparent difference (in AMR year one 83 applications were received – in AMR year one this fell to 35). However, numbers of solar energy proposals received as applications slightly increased.						
Strategic Objective: Building on the County’s strategic location for energy & port-related development (E)						
Planning permission granted for employment development on allocated sites within identified port areas (Blackbridge, Milford Haven, Goodwick former Dewhirst factory site & Goodwick Parrog).	100% by end of Plan period	50% without planning permission at Plan Review (2017). Annual narrative to describe progress towards delivery	Blackbridge 0	Blackbridge 0	Blackbridge	
			Former Dewhirst factory site 0	Former Dewhirst factory site 0	Former Dewhirst factory site	
			Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog	
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 and highlighted.				
Summary of Strategic Objective: Building on the County’s strategic location for energy and port-related development (E):						
The strategic employment site at Blackbridge does not have a current employment-related planning permission. The main landowners are Welsh Government and Pembrokeshire County Council. Welsh Government and Pembrokeshire County Council are jointly negotiating the sale of lands at Waterston and Blackbridge to a preferred developer. The developer’s proposals involve integrating a number of operations						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>where by-products of one process are utilised for part of another. The processes and the number of workers will comply with the current COMAH regulations that are in force on the existing LNG and Tank Farm operations. Infrastructure and other structural developments will be subject to planning applications.</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. The Authority will continue to monitor uptake of strategic employment sites.</p> <p>Relatively good progress towards delivery of safeguarded transport schemes has been made. Options are being assessed for the Welsh Government Llanddewi Velfrey to Penblewin improvements, with work anticipated to be complete by 2019. The Bulford Road link (Johnston to Tiers Cross), was constructed during the AMR 2 period and completed in July 2015. Work is underway on the Southern Strategic Route between the A.477 and the south-shore industrial sites with a number of elements completed. Remaining elements are due to be completed by the end of 2015. Funding has been granted and work is ongoing to increase car parking and provide services to the station building at Goodwick Railway Station which opened in May 2012. The first phase of the Pembroke Dock bus and rail interchange has been implemented. The funding initially conceived for the Haverfordwest Sustainable Town Centre project has ceased, but some elements of the proposals have been taken forward through the Haverfordwest Master Plan project (the latter post-dates LDP adoption and hence is not referenced in the LDP). These include improvements at the Churnworks Junction and Sidney Rees Way.</p> <p>Other schemes are dependent on funding being granted. Appendix 2 provides more details on individual progress. The Authority will continue to monitor progress with delivery of the safeguarded schemes.</p>						
<p>Strategic Objective: Supporting the development of the distinctive role of Pembrokeshire’s towns, especially within the Haven Hub (F) & Regenerating town centres & Sustaining & enhancing the rural & urban economy (G)</p>						
Number of applications approved contrary to	0	More than 4 planning	SP 4 0	SP 4 0	SP 4	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
policies SP 4, SP 14, GN.12, GN.14		applications approved contrary to a single policy over 4 years.	SP 14 0	SP 14 0	SP 14	
			GN.12 0	GN.12 0	GN.12	
			GN.14 0	GN.14 0	GN.14	
(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 ¹² sq m permitted outside town centres (see applications 12/0829/PA, 12/0989/PA and 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 and 14/0724/PA).		

¹² Figure refers to all net A class floorspace (A1, A2 and A3) but excludes non A class floorspace. Figure includes major applications only.

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
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 ¹³ (Applications 12/0829/PA and 12/0989/PA). Narrative in summary below.	71% = 3,688 sq m. (Applications 13/0971/PA, 14/0247/PA and 14/0276/PA). Narrative below.		
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		

¹³ 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	
Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary).	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)		
			Haverfordwest 9% ¹⁴	Haverfordwest 17%	Haverfordwest	
			Pembroke Dock 10%	Pembroke Dock 15%	Pembroke Dock	
			Milford Haven 14%	Milford Haven 21%	Milford Haven	
			Pembroke 9%	Pembroke 6%	Pembroke	
			Fishguard 10%	Fishguard 9%	Fishguard	
			Narberth 4%	Narberth 2%	Narberth	

¹⁴ All retail vacancy figures are taken from the PCC Retail Survey conducted November 2013.

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>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):</p> <p>In total 0 applications were determined contrary to policies aiming to deliver strategic objectives F and G 2013 – 2014.</p> <p>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 76% (3922 sq m) of all major A1, A2 and A3 floorspace permitted was located within identified Town Centres or on an allocated retail site, of a total 5124 sq m permitted. (Relevant applications 13/0971/PA, 14/0247/PA, 14/0724/PA). (NB: The additional floorspace at Kilgetty has only been included once in the figures based on application 13/0971/PA. Application 13/0970/PA which sought to vary a condition to provide clarification on floorspace for the Kilgetty Co-op has not been included in the figures).</p> <p>As one major applications 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><i>Application 14/0247/PA – Waterloo Garage, Proposal for Aldi Stores - Variation of condition 1 of 09/0297/PA (Erection of foodstore and associated access, parking and landscaping) – to allow further time to implement the development, net A1 floorspace permitted 1202 sq m.</i></p> <p>Application 14/0247/PA for Aldi Stores at Waterloo Garage was a 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.</p> <p>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.</p> <p>With regard to the further indicator examining the level of floorspace of retail development permitted outside town centres other than schemes</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>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 71% were permitted outside town centres. This figure consists of permissions for applications 13/0971/PA for the allocated Co-operative foodstore at Kilgetty, application 14/0247/PA for the Aldi Foodstore in Pembroke Dock and application 14/0276/PA for the retrospective change of use of a former garage/workshop/office to community hairdressing salon. Together these three applications represent 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 Co-operative foodstore is an allocated site within the LDP. 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 these permissions no further investigation is considered to be currently required. The third application is a minor application, in which permission was granted for the retrospective change of use to a unit of 36sq m on the basis that the building was an existing structure which would not impact on the surrounding landscape and that the use operated in part as a mobile venture, meaning that although unusual for a rural location, the scale of the use would not be inappropriate. The application was deemed therefore to comply with LDP policy.</p> <p>Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock and Milford Haven. Milford Haven has a percentage 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, Haverfordwest, Narberth and Pembroke have a concentration of A1 units which is below the target percentage. This will continue to be monitored. In Narberth, this is due to a higher percentage of cafes and restaurants and is not a cause for concern.</p> <p>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 Haverfordwest with work anticipated to begin in Autumn 2015. This masterplan will</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>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 and develop a 21st Century library, gallery and visitor centre in the current market building in the centre of Haverfordwest is also being considered, although no planning application has yet been received. AMR 3 will report on the conclusions from the Haverfordwest Masterplan, due to be completed by December 2015. 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 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 a S.106 agreement has not yet been signed. Both Milford Haven and 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 and 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 is operating in 2015/2016 and aims to assist smaller retailers.</p> <p>The Council will continue to monitor retail indicators closely and will work closely with Regeneration colleagues to take forwards any actions emerging from the masterplans.</p>						
<p>Strategic Objective: Developing quality visitor economy founded on a distinct sense of place & an outstanding natural & built environment (H)</p>						
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	SP 5	SP 5	
			0	0		
			GN.16	GN.16	GN.16	
			0	0		

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			GN.17 0	GN.17 0	GN.17	
			GN.18 0	GN.18 0	GN.18	
			GN.19 0	GN.19 0	GN.19	
<p>Summary of Strategic Objective: Developing quality visitor economy founded on a distinct sense of place and an outstanding natural and built environment (H)</p> <p>No applications were approved during the monitoring period that were contrary to the Tourism Policies.</p> <p>1 application was refused as its proposals were contrary to GN.19 (13/0536/PA). Stakeholders consulted on the AMR proposals in 2014 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 16 applications for proposals relating to tourism uses were approved during the monitoring period - these approvals included the following permissions for tourism accommodation: a total of 8 units of holiday accommodation, 33 log cabins and 16 yurts at Heatherton Word of Activity and 20 touring caravan pitches and 10 tent pitches at New Park Farm, Landshipping. Planning permission was also granted for a range of uses relating to existing tourism facilities including a new office building, extension to a club house, a conservatory and restaurant. Permission was also granted for two additional facilities at the Folly Farm visitor attraction – a new cafe and server lean-to and the construction of a car park, zoo animal house enclosure.</p> <p>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>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
Strategic Objective: Sustaining & enhancing the rural & urban economy (C)						
(Core) New employment land developed (ha/sq m). New employment land developed for offices (ha/sq m) New employment land developed for industry & warehousing (ha/sq m).	100 ha developed by 2021	Less than 45ha developed by 2017.	1,154.11ha developed at 2013 ¹⁵ These figures sub-divide as follows: 13.20ha developed for offices 1,140.91ha developed for industry / warehousing	An additional 218287 sq m (21.8 ha) developed from permissions granted post LDP adoption (2013-2015) ¹⁶ .		
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:	Totals permitted on unallocated		

¹⁵ Based on best available data and reflecting changes to allocations between JUDP and LDP and also economic downturn over this period.

¹⁶ Based on PCC Employment Land Survey 2015.

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LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			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 = 0.075% of total (14,048sq m / 187,598sq m).	sites: 1,528,175.45 sq m (14,899.25 sq m - B1 7,858 sq m - B2 727,239 sq m - B8 21,541 sq m - other) Totals permitted on allocated sites: 213,915.7 sq m (7440 sq m B1 200779.7 sq m B2 3430 sq m B8 21541 sq m Other)		

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
				Unallocated = 87.7%		
Progress towards delivery of strategic employment sites: a) Blackbridge b) Pembrokeshire Science & Technology Park c) Withybush Business Park d) Trecwn	75% delivered by 2021.	Development not commenced by the following dates: a) Blackbridge (2018) b) Pembrokeshire Science & Technology Park (March 2017) c) Withybush Business Park (March 2017) d) Trecwn (March 2017)	Blackbridge 0	Blackbridge 0	Blackbridge	
			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	
			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	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
				(14/0509/PA). 17		
			Trecwn 0	Trecwn 0	Trecwn	
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 Since LDP adoption, an application to vary conditions on the 2012 consent has been received ¹⁸ .	Haverford-west – Old Hakin Road Permission granted to extend time for commencement of mixed use development (14/0151/PA)	Haverfordwest – Old Hakin Road	
			Johnston Arnold’s Yard 0	Johnston Arnold’s Yard 0	Johnston Arnold’s Yard	
			Dale Road Hubberston	Dale Road Hubberston	Dale Road Hubberston	

¹⁷ Planning permissions also granted for non employment uses (applications 13/0034/PA – golf driving range, 13/0682/PA – place of worship and 14/0373/PA – security fence and portacabin for cafe).

¹⁸ Approved in August 2014.

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			0	Application for 65 dwellings recommended for approval by planning committee (14/0266/PA), decision not issued at base date.		
(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.	Trigger for further investigation met for sand and gravel. See Minerals Background Update 2015.		
Number of applications approved contrary to Policy GN.22. <i>(Please note this is an amended</i>	0	More than 4 approvals in 4	See Minerals	0		

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<i>indicator as proposed by AMR 1, paragraph 3.17).</i>		years.	Note 2. 189 approved applications between 28/02/13 and 31/03/14 were outside a Settlement Boundary and within the mineral safeguarding area. Of these: For 71, Policy GN.22 should probably have been a consideration ¹⁹ . For 100, Policy GN.22 was			

¹⁹ 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	
			unlikely to have been a significant consideration. 14 were agricultural notifications. 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 on position.	See Minerals Note 3.	See text in table below.		
<p>Summary of Strategic Objective: Sustaining and enhancing the rural and urban economy (C):</p> <p>The Employment Land Survey 2015 shows that an additional 21.8ha has been developed since the LDP was adopted in 2013. This figure demonstrates a good level of delivery of new employment land and buildings. This figure includes 13786 sq m/1.37 ha for offices (B1) 198506</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>sq m/19.85 ha for industry/warehousing (B2 and B8) 5995 sq m /0.59 ha Other. The figures for overall availability in 2015 far exceed both the 100 hectare target for 2021 and the 45 hectare trigger for 2017.</p> <p>There has been some progress towards delivery of the strategic employment sites. The target for 2021 is 75% delivery and there are triggers for further investigation if there has been no development at Blackbridge by 2018 and the three other sites by March 2017. The Authority will continue to monitor uptake.</p> <p>At Blackbridge, there have been no planning applications received in the post LDP adoption period. Welsh Government and Pembrokeshire County Council are the main landowners and in the former case, additional land is owned beyond the allocation boundary. Welsh Government and Pembrokeshire County Council are jointly negotiating the sale of lands at Waterston and Blackbridge to a preferred developer. This site is within the recently declared Haven Waterway Enterprise Zone.</p> <p>At the Pembrokeshire Science and Technology Park, development got underway several years ago with the construction of the Bridge Innovation Centre. During the last AMR period permission was granted for a steel frame B1 industrial building which was under construction at the time of the Employment Land Survey in July 2015. 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 and storage elements during the last AMR. The 2015 Employment Land Survey indicated that this permission has been implemented.</p> <p>At Trecwn, buildings and 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) and a wood-burning power station.</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</p>						

LDP Indicator	Target	Trigger	Outcome			Review			
			2014	2015	2016				
<p>various renewals, reserved matters approvals and 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 and historic uses have ceased.</p> <p>The mixed use site at Dale Road, Hubberston, Milford Haven, remains undeveloped and 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 National Park production is therefore unlikely to be problematic. However, for sand and gravel the land-bank is less substantial and new terrestrial production sites will need to be identified.</p> <p>The Regional Technical Statement for Aggregates for North Wales and South Wales, 1st 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 and the Pembrokeshire Coast National Park Local Planning Authorities. The group meets twice a year to discuss minerals planning issues across SW Wales. A letter is to be issued with the 2014 survey forms. This will ask mineral operators to contribute to the search process for new terrestrial sand and gravel sites.</p> <p>Good practice guidance was prepared to provide practical advice on its consideration in the course of evaluating the merits of planning applications in the safeguarded area. Monitoring for AMR 2 has indicated that no applications were approved contrary to the provisions of GN.22.</p>									
<p>Strategic Objective: Developing vibrant communities providing a range & mix of homes & local services (D) (See also indicators for Sustaining & enhancing the rural & urban economy)</p>									

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
(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.		
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).		
(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	30% of allocations should be permitted by March 2017. Investigation if permissions on allocated sites are below 60% of total.				

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
	minimum of 60% should be on allocated sites					
Progress towards delivery on the following housing sites: a) Slade Lane South, Haverfordwest b) Slade Lane North, Haverfordwest a) Maesgwynne, Fishguard b) Shoals Hook Lane	All sites should deliver identified units anticipated in the Plan by 2021	Development not commenced by the following dates: a) Slade Lane South, Haverfordwest – 2017 b) Slade Lane North, Haverfordwest – 2020 c) Maesgwynne, Fishguard – March 2017 d) Shoals Hook Lane – March 2017.	Slade Lane South Planning permission in place (outline) 12/0830/PA for 729 residential properties, a Superstore and Petrol Filling Station across Slade Lane South and Slade Lane North.	Slade Lane South Permission still in place. Agent comments on JHLAS 2014 indicate intention to implement facilitating infrastructure to bring site forwards ASAP, works scheduled to commence 4 th QTR 2014, likely to be completed in 2014. Slade Lane South	Slade Lane South	

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LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
				available for development by 1 st QTR 2016.		
			Slade Lane North As Above	Slade Lane North As Above.	Slade Lane North	
			Maesgwynne Planning permission in place - 07/1454/PA (outline) – residential and 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	
			Shoals Hook Lane No permission.	Shoals Hook Lane No permission.	Shoals Hook Lane	
Affordable Housing percentage target in GN.27	Target will reflect	Should average	Base price	Base price		

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
	economic circumstances	house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters then the Authority will consider other triggers identified in the Affordable Housing SPG & may conduct additional viability testing & modify the targets established in GN.27 & GN.28	September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability Index June 2014).	September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability Index June 2015).		
(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	459 (2013-2014 Housing Survey)	588 (2014-2015 Housing Survey).		

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
		than 50% of target.				
Total number of affordable homes granted planning permission.	980 by 2021	If less than 50% of target by Plan Review (2017).	323	265		
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).		

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LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
Number of affordable homes permitted as Exception sites.	40 by 2021	If less than 20 by Plan Review (2017).	47 ²⁰ (3 applications permitted 12/0850/PA for 2 units at Roch, 12/0882/PA at Scleddau for 27 units and 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	0		

²⁰ Please note figure excluded RM applications.

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			also included in figures below of number of affordable homes permitted delivered by RSLs)			
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 and Tai Cantref (excludes RM).	40 permissions (excludes RM).		
Number of rural workers dwellings granted planning permission	40 by 2021	50% of target.	3	5		
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	1,641 Affordable Homes required each year (Local Housing Market Assessment 2014).		

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			a year).			
Number of affordable dwellings with planning permission & number built as a percentage of all new housing with planning permission & built.	98 affordable dwellings per annum consented; affordable housing to be at least 15% of overall permission & completion.	Further investigation if affordable housing is less than 12.5% of overall permissions.	323 gained planning permission out of a total of 1,547 new houses permitted. (20%) 73 affordable units built 2013-2014 ²¹ , out of a total of 459 built ²² (15.9%).	265 gained planning permission out of a total of 1,210 new houses permitted (21.9%). 117 affordable units built 2014-2015 ²³ out of a total of 588 built ²⁴ (19.8%).		
Proportion of housing development fulfilling affordable housing contributions sought by the	75% of development to meet or exceed	10% on targets.	86.2% of housing	89.1% of housing		

²¹ Source PCC WG Affordable Housing return

²² 2013-2014 PCC Housing Survey

²³ Source PCC WG Affordable Housing return

²⁴ 2014-2015 PCC Housing Survey

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LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
authority.	contribution rate; 95% of development to make some form of contribution to affordable housing.		proposals provided Affordable Housing contributions. (50 out of 58 applications where AH contributions could have been sought).	proposal provided Affordable Housing contributions (57 out of 64 applications 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	
			Rural Settlements 27 dph	Rural Settlements 24 dph	Rural Settlements	

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
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 ²⁵	Hub Towns 60 dph	Hub Towns	
			Rural Settlements 20 dph	Rural Settlements 19 dph	Rural Settlements	
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 public allocated site). 5 pitches permitted post LDP adoption (11/0093/PA, 13/0345/PA and 13/0790/PA).	19 pitches permitted since GTANA 2010. 3 private sites permitted 2014-2015 (13/0429/PA, 14/0400/PA and 13/0744/PA).		
Progress towards take up of allocated sites for gypsies & travellers accommodation.	40 additional Gypsy Traveller pitches are provided by the end	Less than 40 permitted by the end of 2015.	Planning permission gained for 3 at	3 pitches delivered at Castle Quarry.		

²⁵ 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	
	of 2015.		Castle Quarry (13/0790/PA).	Second application to de-register common land in Kilgetty submitted.		
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 Traveller Accommodation Needs Assessment (produced end of 2016)	Need identified in 2016 survey met by the end of 2021.	No trigger.	N/A	N/A		
Number of applications approved contrary to the protective aim of Policy GN.33.	0	3 over 3 years.	0	0		
<p>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):</p> <p><u>Housing</u></p> <p>The Joint Housing Land Availability Study (JHLAS) for 2013-2014 was published on the 3rd March 2015. It indicated that PCC had a 5.3 year land supply. This above the target of 5 years, but below the trigger for further investigation (5.5 years) established by the AMR. The 2014-2015 JHLAS Statement of Common Ground was submitted to the Planning Inspectorate for determination on 18th August 2015.</p> <p>Other housing indicators suggest good progress is being made, both in terms of permissions granted and in terms of units built. 588 new dwellings were built in this monitoring period. Of these 19.8% were affordable housing units. This met the target for the percentage of</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
affordable housing units built.						
<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 and Slade Lane South in Haverfordwest in AMR 1. Since then 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.</p> <p>No planning applications have been received on Shoals Hook Lane in Haverfordwest. In Fishguard, the Maesgwynne site has an existing permission on part of the site. A 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 89.1%. This is slightly below the identified target but has not hit the trigger for further investigation. In all cases where a contribution was not required, the reason was because of the existence of a fall-back position of an existing or implemented planning permission. Given this evidence, an 89.1% negotiation rate is viewed as being appropriate and does not require further investigation.</p> <p>In total 241 Affordable Homes gained planning permission, of these 220 affordable homes were negotiated through section106 legal agreements, with financial contributions of just over £2.2 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 2014-2015 no new exception sites gained planning permission. However this followed the first AMR period in which a total of 47 units gained planning permission, significantly higher than the Plan’s targets. In line with commitments in the SPG and AMR, PCC is continuing to monitor house prices and 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 and the targets of the Plan remain appropriate (see LDP Affordability Index June 2015).</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 564 units out of a total Plan target of 980 since adoption. Stakeholders have requested</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>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 2014-2015 no suitable schemes were identified and therefore no commuted sums were paid to RSLs by the Authority.</p> <p>In relation to density, figures slightly under the target but above the trigger for further investigation are being achieved on allocated sites. Densities above the target are being achieved in windfall sites in urban areas (a result of subdivision and the creation often of additional flats). In rural windfall developments a density of 19dph was achieved, below the target and hitting the trigger for further investigation (below 20 dph). Analysis of this has indicated that this is a result of individual plot development and subdivision of properties in a larger plot which is appropriate in a more rural setting. Given this, no further action is required at this time.</p> <p><u>Gypsy Traveller Provision</u></p> <p>In terms of Gypsy Traveller pitches, since the GTANA assessment took place in 2010, 19 additional pitches have gained planning permission, demonstrating good progress towards providing an additional 40 pitches by the end of 2015. Of these 9 gained permission post LDP adoption. Work is ongoing to enable the delivery of the allocation of 15 pitches at Kingsmoor, Kilgetty – the major issue remaining is de-registration of the Common Land on which the proposed extension would be sited. New guidance requires the Authority to undertake a needs assessment based on a new methodology which is anticipated to be produced in Autumn 2015.</p> <p>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. Further consideration will take place once a revised assessment is available.</p> <p>Strategic Objective: Delivering design excellence & environmental quality (B) & Protecting & enhancing the natural & built environment (J)</p>						
Number of planning permissions granted contrary to Policy GN.1, the protective aim of	0	More than 4 such	6	12 ²⁶		

²⁶ 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.

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
criteria 3.		permissions in 4 years.				
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%		
Number of permissions approved contrary to Policy SP16.	0	More than 4 in 4 years.	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 ²⁷		
Amount of Greenfield lost to development outside settlement boundaries.	None (No target)	None (No trigger)	338.98 ha	280.64 ²⁸		
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)		

²⁷ Figure has removed duplicate applications covering the same area of land e.g. Non-material amendments/revised applications.

²⁸ 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	
Number of planning permissions granted contrary to the aim of Policy GN.37.	None	More than 4 in 4 years.	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		
(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%)		
(Core) Amount of waste management capacity permitted	No target	No trigger.	There were four waste planning approvals between 28/02/13 and 31/03/14 – at Waterloo (Pembroke Dock), Merlins Bridge, Winsel and Brawdy. These provide 3.65ha of additional	4.20 ha		

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			capacity. One of the applications is for an effluent treatment plant, underground pipeline and discharge point. The linear extent of the pipeline is 1,271 metres. A further application at Langdon was refused – this was subject to an appeal (no decision at 31/03/14, but appeal dismissed on 02/09/14).			
Progress towards finding a new Civic Amenity	Provision of new site	No planning	It has not	New facility		

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LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
Site to serve SE Pembrokeshire.	by 2015.	permission in place by April 2014 & if site is not operational by 2015.	proved possible to find a new site within the National Park, but a planning application has been submitted for a new civic amenity site and 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 (application	operational at Easter 2015.		

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
			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 existing civic amenity site, for a materials recovery facility.	Site is operational.		
<p>Summary of Strategic Objective: Delivering design excellence and environmental quality (B) And Protecting and enhancing the natural and built environment (J):</p> <p>The number of applications approved in spite of being contrary to the requirements of Policy GN.1, criterion 3 was significantly higher than the trigger for further investigation for this policy, and all of which were in relation to renewable energy schemes. 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 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,</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>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 higher than the target of 0ha. Investigation of the type of development permitted suggests that the target for this is inappropriate and the high levels of development on Greenfield land are appropriate. Many of the applications are for renewable energy proposals (including wind turbines and solar arrays). In the case of proposals for solar arrays and wind turbines, whilst a large area of Greenfield land is covered by the permission, such permissions are generally for a 25 year period, beyond which the land will be returned to its former status. A number of applications are also connected to such proposals (e.g. quarrying for stone for the construction of a photovoltaic solar farm, laying of access tracks and laying underground cables). Other proposals given permission include a range of uses such as those relating to agriculture (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 also contribute to the figure. The Authority will continue to monitor this area.</p> <p>A small area of open space (0.15 ha) was given planning permission for development. This was as a result of a permission to extend the skate park in Haverfordwest. The permission did not compromise the use of the remaining open space and enabled the enhancement of a valuable recreational facility.</p> <p>The trigger for permissions, listed building consents and SAM consents granted contrary to Policy GN.38 has also been met, with 12 applications identified as being approved despite being contrary to GN.38. In ten of these 12 cases proposals were for renewable energy developments (eight wind turbines, one solar farm and one hydroelectric installation). In these cases limited adverse effects on the historic environment were identified, and Policy GN.4, which supports renewable energy installations, in general took precedence. Where deemed necessary, conditions which required an archaeologist to perform a 'watching brief' during ground works were attached to planning permissions, with a view to minimise adverse impacts to the historic environment. Of the two remaining developments granted permission contrary to Policy GN.38, one, an application for gas utility infrastructure, was considered to be acceptable when balanced against the broader requirements of Policy GN.1 (in particular Criterion 6, which relates to the provision of necessary and appropriate service infrastructure). The</p>						

LDP Indicator	Target	Trigger	Outcome			Review
			2014	2015	2016	
<p>final application contrary to GN.38 was for a satellite dish in a conservation area. Potential conflict associated with the proposal was deemed to be mitigated by a condition attached to the permission requiring that the colour of the proposed installation matches the main building. 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 01/04/14 and 31/03/15 was 4.20 ha on five new sites. These are at:</p> <ul style="list-style-type: none"> • Unit Superheater Engineering Ltd, Fort Road, Pembroke Dock (waste transfer station, shredding / baling facility and reception hall); • Recycling Centre, Parc Gwynfryn, Crymych (waste transfer station); • Devonshire Drive, near New Hedges (civic amenity and recycling centre); • Sewage Disposal Works, Croesgoch (extension to existing sewage treatment works); and • Causeway Factory, near Camrose (end of life vehicle breaker's yard). <p>These provide 4.20 hectares of additional capacity, with the largest provision being 2.51 hectares at the Devonshire Drive site.</p> <p>In terms of the other indicators associated with waste, both relate to progress in delivering sites. The first of these monitors progress towards finding a new civic amenity site to serve SE Pembrokeshire. A new site became operational at Easter 2015. The second indicator monitors progress towards provision of an extension to Winsel Civic Amenity Site. The target is scheme implementation. Planning permission was granted in the previous AMR period for an extension to the Civic Amenity Site and for provision of a new Materials Recovery Facility. This is on a 0.23 hectare site, which forms a modest proportion of the larger LDP allocation. This site was operational in 2015.</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		Welsh Government Trunk Road Forward Programme Phase 3 scheme. Timing – WG has commissioned agents to consider options for improvement, with work scheduled to be completed, subject to planning, by 2019. Funding – WG.
Improvement to the A.40 west of St. Clears	None	None	Not started		Regional Transport Plan for SW Wales, page 46 - priority 3 scheme. Timing – uncertain, but recorded in the RTP as a Trunk Road Priority for SW Wales, which covers the period 2010 to 2015.

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 (There have been two consented applications for non-material amendments to this permission – 15/0407/NM and 15/0410/NM).	11/0772/PA – implemented 15/0407/NM – implemented 15/0410/NM – implemented	2014/15	2015/16	Regional Transport Plan for South West Wales, pages xv, 71, 73 and 75. Timing – under construction at close of AMR year 2, 31/03/15 ²⁹ . Funding – WEFO convergence funding (secured), with WG Local Transport Fund grant and PCC match funding.
Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass)	None	None	Not started		Regional Transport Plan for South West Wales pages xv, 71, 73 and 75. Phase 1: Outline design completed 2010; and Phase 2: DfT Stage 2 Assessment undertaken in 2007. Timing – uncertain, but recorded in the RTP for South West Wales, which covers the period 2010

²⁹ *scheme completed on schedule, July 2015*

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)
route)					<p>to 2015.</p> <p>Funding – no current Local Transport Fund Grant commitment.</p> <p>Pembroke Community Regeneration Project phases 1 and 2 are listed as LTP aspirations which are unlikely to be delivered within the 5 year lifetime of the LTP. However, they are a part of the LTP medium to long term programme for 2020 to 2030.</p> <p>Pembroke Community Regeneration Scheme – Traffic Management and Air Quality is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 15).</p>
Blackbridge Access Improvement and Waterston Bypass	None	None	Not started		<p>Regional Transport Plan for South West Wales pages xv, 71, 73 and 75.</p> <p>Timing – uncertain, but recorded in the RTP for South West Wales, which covers the period 2010 to 2015.</p> <p>Funding – RTP Grant secured for 2012 / 2013 to fund the WeITAG Stage 2 Study and part fund the GRIP study.</p> <p>WG invited expressions of interest in the development site at Waterston between August 2013 and summer 2014. Development of highway improvements is currently on hold due to the likely access being via the estuary & sea going vessels.</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)
					<p>The Blackbridge Access Improvement is a LTP transformational connectivity project for the Swansea Bay City Region.</p> <p>Waterston Bypass is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 24).</p>
Southern Strategic Route – A.477 Nash Fingerpost to Energy Site corridor enhancement	<p>10/0354/PA – Kingsfold Junction, re-alignment of B.4319 and C.3183 junction, conditionally approved 04/10/10</p> <p>11/1145/PA – C.3183, Maidenwells – new link road and roundabout, conditionally approved 14/08/12</p> <p>12/0131/PA – N of Glenside, Stoops Lake, Pembroke – re-alignment and widening of A.4075 and landscaping, conditionally approved 14/08/12</p>	<p>10/0354/PA – implemented</p> <p>11/1145/PA – not started at July 2014</p> <p>12/0131/PA – implemented</p>	2012/13	<p>Most elements completed by end of 2014/15</p>	<p>Regional Transport Plan for South West Wales pages xv, 71, 73 and 75.</p> <p>Timing – most elements now implemented. Glenside re-alignment is currently under construction (August 2015).</p> <p>A new link road and roundabout proposal for Maidenwells may be subject to a public inquiry, if objections are not withdrawn by 17th November 2015.</p> <p>The scheme is recorded in the RTP for South West Wales, which covers the period 2010 to 2015.</p> <p>Funding – scheme completion will follow as funding becomes available.</p> <p>The Southern Strategic Route (Nash Fingerpost to Energy Site Corridor Enhancement) is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 3).</p>

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	Not started		<p>Regional Transport Plan for South West Wales, pages xv, 70, 72 and 74.</p> <p>Timing – uncertain, but recorded in the RTP for South West Wales, which covers the period 2010 to 2015.</p> <p>Potential component of Town Centre School Site re-development.</p> <p>Funding – no current Local Transport Fund Grant commitment.</p> <p>Fishguard Town Centre Access Improvements, including bus focal point, is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 2).</p>
Goodwick Railway Station (bus/rail interchange) (although not mentioned in the RTP, an inter-modal freight transfer station could be constructed here)	15/0351/PA – Station Road Car Park, Station Hill, Goodwick – extension to car park and provision of external disabled access toilet – conditionally	15/0351/PA	2012/13	New station building opened May 2012, further elements await completion	<p>Regional Transport Plan for South West Wales, pages xv, 75.</p> <p>Timing – the station re-opened in May 2012.</p> <p>Funding – WG Regional Transport Plan Grant.</p> <p>Funding has now been granted, and work is ongoing, to increase car parking and to provide services to the station building.</p> <p>The inter-modal freight transfer station is now referred to as an intermodal rail freight terminal.</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)
	approved 14/08/15				
Milford Haven (bus/rail interchange)	None	None	Not started		Regional Transport Plan for South West Wales xv, 70 and 72. Timing – uncertain, recorded in the RTP for South West Wales 2010 to 2015 – dialogue ongoing with Milford Haven Port Authority. Funding – no Local Transport Fund Grant commitment ³⁰ . Milford Haven Public Transport Interchange is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 21).
Pembroke Dock (bus/rail interchange)	12/0375/PA – land E of Water Street and 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 commenced (completion expected in 2015/16)	Regional Transport Plan for South West Wales, pages xv, 70 and 72. Timing – phase 1 completed 2014/15, phase 2 works commenced, with completion in expected in 2016. Funding – limited Local Transport Fund Grant secured for 2014/15 for phase 1 construction. Phase 2 was funded via the Local Transport Fund. Pembroke Dock Public Transport Interchange is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 17).

³⁰ August 2015

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	Regional Transport Plan for South West Wales, pages xv, 75. 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 and Ride Scheme (possibly with implications for non National Park locations)	04/0338/PA, 04/1453/PA and 04/1455/PA Each of these applications proposes a business park, foodstore and park and ride facility on land adjacent to the	None in PCC planning area	Not started		Regional Transport Plan for South West Wales, pages xv, 70, 72 and 74 Timing – uncertain, but recorded in the RTP for South West Wales, which covers the period 2010 to 2015 Funding – Sustainable Access Study for Tenby completed, 2012. No Local Transport Fund Grant commitment at August 2015. Tenby Sustainable Access Project is listed in the

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)
	A478 at New Hedges. None of them received planning consent.				LTP as a PCC scheme for delivery 2015 to 2020 (priority 22).

County Council programmed highway schemes

(Those not included in the RTP for South West Wales)

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 and Improvement, Phase 3	None	None	2014/15		LDP Candidate Site, submitted by PCC Transportation and Environment Directorate Timing – the design has been finalised and quotations sought to introduce automatic flood warning signs in 2015/16, in place of a complex road improvement. Funding – signage to be funded by PCC.
B.4320 Monkton re-alignment	None	None	Not started		LDP Candidate Site, submitted by PCC Transportation and Environment Directorate. Timing – uncertain, but likely to be within the LDP plan period. Funding – no Local Transport Fund Grant

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>commitment at August 2015.</p> <p>Listed as an LTP aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP. Included within the LTP medium to long term programme for 2020 to 2030.</p>
A.40 High Street to A.487 West Street ('Chimneys' link), Fishguard	None	None	Not started		<p>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 Fishguard.</p> <p>Timing – expressions of interest to be invited from potential developers in summer 2014.</p> <p>Funding – the 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> <p>Fishguard Town Centre Access Improvements, including bus focal point, is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 2).</p>

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)
Haverfordwest to Narberth Shared Use Path	None	None	Not started		<p>Provision of a walking and cycling route from Haverfordwest to Narberth, connecting to National Cycle Network Route 4 at Haverfordwest, also to Bluestone and the developing Pembrokeshire Trail³¹. Scheme accepted by SWWITCH for inclusion in the RTP project pool.</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 LTP as a PCC scheme for delivery 2015 to 2020 (priority 7).</p>
Haverfordwest Sustainable Town Centre Project	None	None	Not started		<p>Scheme to improve sustainable access to and within Haverfordwest, targeting primary origin and destination sites, improvements to the street environment and development of infrastructure to support walking, cycling and public transport.</p> <p>Timing – implementation between 2012 and 2015.</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 the Haverfordwest Master Plan project (below).</p>

³¹ The route may, in part, run through National Park locations.

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)
Haverfordwest Master Plan (some aspects of this scheme previously formed part of the Haverfordwest Sustainable Town Centre Project)	12/0829/PA – land south of Slade Lane, Haverfordwest – construction and operation of a superstore and petrol filling station, with landscaping and infrastructure, including new junctions, improvements to the local highway network and preparatory earthworks, conditionally approved 31/01/14 (includes proposed modifications to	12/0829/PA	2014/15	Churnworks Junction Improvement and Sidney Rees Way Improvement completed 2014/15. Other elements not yet started.	<p>1. Churnworks Junction Improvement has been completed. Construction was funded partly through Section 106 contributions and partly through the Local Government Borrowing Initiative.</p> <p>The following aspects of the scheme are at design or feasibility stage:</p> <ol style="list-style-type: none"> 2. Sustainable travel / shared use path links. 3. Bus Station access / egress improvements. 4. Mart Road junction improvements. 5. Bridgend Square Roundabout improvement (re-modelling). 6. Town Centre (Swan Square) enhancement and access project. <p>Items 2 to 6 are linked and a phased programme has been developed. The Mart Junction improvements are at design stage. The other elements are currently being assessed for effectiveness and practicality.</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 and</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)
	Thomas Parry Way)				Sustainable Access) is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 5).
North-west shared use path link into Haverfordwest (Pelcomb Bridge to Pelcomb Cross and Simpson Cross to Roch).			Not started		North-west shared use path link into Haverfordwest (Pelcomb Bridge to Pelcomb Cross and Simpson Cross to Roch) is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 7).
Completion of the cycle route from Milford Haven to Johnston and to St. Ishmaels and Dale.			Not started		Completion of the cycle route from Milford Haven to Johnston and to St. Ishmaels and Dale is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 7). Partly in the National Park.
Fishguard to Llanychaer shared use path.			Not started		Fishguard to Llanychaer shared use path is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 7). A Welsh Government Local Transport Fund grant has been secured for 2015/16, to complete a feasibility study on a shared use path. The route is partly within the Pembrokeshire Coast National Park.
Fishguard to Letterston shared			Not started		Fishguard to Letterston shared use path (phase 2) is listed in the LTP as a PCC scheme for delivery 2015

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)
use path (phase 2).					to 2020 (priority 7).
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 LTP as a PCC scheme for delivery 2015 to 2020 (priority 7).
Fishguard Harbour Development.			Not started		Fishguard Harbour Development is listed in the LTP as a PCC scheme for delivery 2015 to 2020 (priority 19).
Haverfordwest Airport Extension.			Not started		Haverfordwest Airport Extension is listed in the LTP 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 an LTP aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP. The project will improve access and connectivity towards the South Hook and Waterston areas. This project will complement the recently completed Bulford Road scheme between Johnston and Tiers Cross. It will also seek to reduce restrictions on the highway network at Johnston and Merlins Bridge.
Haverfordwest			Not started		Haverfordwest Northern Bypass is listed as an LTP

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)
Northern Bypass					aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP.
Cardi-Bach Community Links – walking and cycling			Not started		Cardi-Bach Community Links – walking and cycling – is listed as an LTP aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP. The route corridor of the disused Cardi-Bach railway runs in part through east and north-east Pembrokeshire.
Fishguard to Letterston shared use path (phase 3)			Not started		Fishguard to Letterston shared use path (phase 3) is listed as an LTP aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP.
Letterston to Maenclochog shared use path			Not started		Letterston to Maenclochog shared use path is listed as an LTP aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP.
Freystrop to Hook and Llangwm shared use path			Not started		Freystrop to Hook and Llangwm shared use path is listed as an LTP aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP.

Generic initiatives / schemes:

- (Pembrokeshire) Road Safety and Safe Routes in Communities package – listed in the LTP 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 and Goodwick, Haverfordwest, Narberth, Johnston, Milford Haven, Neyland, Pembroke, Pembroke Dock, Tenby (National Park), Saundersfoot (National Park) and St. Dogmaels) – listed in the LTP 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 and Goodwick, Haverfordwest, Narberth, Johnston, Milford Haven, Neyland, Pembroke, Pembroke Dock, Tenby (in the National Park), Saundersfoot (in the National Park) and St. Dogmaels – listed as an LTP aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP.
- Pembrokeshire strategic bus corridor improvements – listed in the LTP as a PCC initiative for delivery 2015 to 2020 (priority 15).
- Access Improvements to Railway Stations – listed in the LTP as a PCC initiative for delivery 2015 to 2020 (priority 18).
- Access Improvements relating to Rail Schemes – listed as an LTP aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP.

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"> • % of population aged 65+ 	<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 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"> • Access to key services • Total number of people Killed or Seriously Injured (KSI) per year • Long term sickness • Accessibility of semi-natural greenspace 	<p>Pembrokeshire has the 3rd greatest percentage of Lower Super Output Areas (LSOAs) in the most deprived 10% of areas for the Access domain, based on access to key services by bus and/or on foot (Pembrokeshire Single Needs Assessment, 2012).</p> <p>Number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 2014 = 60 (54 in 2013), compared to 1,263 (1,144 in 2013) in Wales for the same period (WG Statistics, 2015).</p> <p>Limited a lot by a health problem/disability = 16% in</p>	<p>Pembrokeshire has the 3rd greatest percentage of Lower Super Output Areas (LSOAs) in the most deprived 10% of areas for the Access domain, based on access to key services by bus and/or on foot (Single Needs Assessment, 2012).</p> <p>The number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 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 (16% in Wales) (Welsh Health Survey, 2014).</p> <p>The percentage of people who report their general health as fair/poor is 19% in Pembrokeshire and 20% in Wales (Welsh Health Survey, 2014).</p> <p>299.8ha 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 higher than the target of 0 ha. Investigation of the type of development permitted suggests that the target for this is inappropriate and these high levels of development on</p>

SA Objectives	Potential SA indicators	Data	Commentary
		<p>Pembrokeshire (15% in 2011/12, 16% in Wales in 2012 and 2014) (WHS, 2014). General health fair/poor 19% in Pembrokeshire (no change from 11/12), 20% in Wales (Welsh Health Survey 2014).</p>	<p>Greenfield land are considered appropriate. Many of the applications are for renewable energy proposals (including wind turbines and solar arrays). In the case of proposals for solar arrays and wind turbines, whilst a large area of Greenfield land is covered by the permission, such permissions are generally for a 25 year period, beyond which the land will be returned to its former status, considered to be in keeping with PPW para 4.10.1. A number of applications are also connected to such proposals (e.g. quarrying for stone for the construction of a photovoltaic solar farm, laying of access tracks and laying underground cables). Other proposals given permission include a range of uses such as those relating to agriculture (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 also contribute to the figure. 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</p>	<ul style="list-style-type: none"> Proportion of 15/16 year olds with Level 2 threshold (5+ GCSEs at A*- 	<p>78.1% of 15/16 year olds with Level 2 Threshold in Pembrokeshire, compared with 77.8% in Wales (2012/13) (StatsWales, 2014).</p>	<p>The number of 15/16 year olds with Level 2 Threshold qualifications is higher than the Welsh figure (StatsWales, 2014) and the proportion of adults with no qualifications has fallen since 2004 (Nomis, 2014) though is still less than the Wales figure (11% in Pembrokeshire and 10% in Wales in 2014, and 15.9% in Pembrokeshire in 2004).</p>

SA Objectives	Potential SA indicators	Data	Commentary
base	<p>C)</p> <ul style="list-style-type: none"> • % of working age adults with no qualifications 	<p>11.0% of adults (16-64) with no qualifications in Pembrokeshire in 2014 (13.8% in Dec 2013), this has decreased since 2004 when the proportion was 15.9%. 10.0% in Wales in 2014 (10.6% in 2013) (Nomis, 2015).</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> <p>The lack of significant higher education provision in the County is likely to impact these figures.</p> <p>Action: Continue to monitor SA Objective.</p>
4. Minimise the need to travel and encourage sustainable modes of transport	<ul style="list-style-type: none"> • Mode of travel to work, % travel to work by car • Journeys made by public transport • Public transport accessibility • Link to monitoring measures of the Regional 	<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>Kilgetty and Johnston rail</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 2014/15.</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.</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
	Transport Plan	stations saw station usage increase by 12.1% and 11.4% respectively between 2011/12 and 2012/13 (Swansea Bay City Regions, 2014).	
<p>5. Provide a range of high quality housing including affordable housing to meet local needs.</p> <p>6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities.</p> <p>7. Protect and enhance the role of the Welsh language and culture</p>	<ul style="list-style-type: none"> • Housing land supply. • Amount of affordable housing provided • Access to key services • Offences per 1,000 of population • % of people who are Welsh speakers 	<p>5.3 years housing land supply 13-14.</p> <p>Affordable homes granted planning permission (April 2014-March 2015): 265</p> <p>Total number of dwellings built 2014/2015 = 588 (2014-2015 Housing Survey)</p> <p>220 affordable homes provided via planning obligations.</p> <p>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).</p> <p>19.2% of population speak Welsh compared with 21.8% in 2001 (Census, 2001 and 2011).</p>	<p>The LDP had a 4.9 year housing land supply in April 2013 (JHLAS 2012-2013), this increased to 5.3 year in April 2014 (JHLAS, 2013-14), the relevant land supply for the AMR 2 reporting period. Figures for April 2015 (JHLAS 2014-15), the baseline land supply for AMR 3, have not been determined by PINS.</p> <p>588 dwellings were completed between March 2014 and April 2015 (2014-2015 Housing Survey), compared with 459 in 2013-2014.</p> <p>265 affordable homes have been granted planning permission compared with 323 in 2013-14. 220 of these were through planning obligations, compared with 232 in 2013-14.</p> <p>19 pitches permitted since GTANA 2010. 3 private sites permitted 2014-2015 (13/0429/PA, 14/0400/PA and 13/0744/PA). 5 pitches permitted post LDP adoption in AMR 1 period (11/0093/PA, 13/0345/PA and 13/0790/PA). The need for gypsy traveller pitches from a new survey and progress towards delivery of new pitches requires monitoring.</p> <p>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> <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>

SA Objectives	Potential SA indicators	Data	Commentary
			<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 sustainable and diverse local economy</p>	<ul style="list-style-type: none"> • Claimant count amongst working age population (%) • % of economic activity by sector • Number or % of vacant floorspace within Town 	<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%) 75.2% in 13/14 (75.3%) 77.6% in 14/15 (74.4%)</p> <p>GVA per head South West Wales area = £13,715 in 2013, provisional</p> <p>£13,070 per head in 2012, revised (£16,341 per head in Wales, revised) (StatsWales,</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%).</p> <p>The GVA per head in the South West Wales area was £13,715 per head in 2013, provisional (£16,893 per head in Wales, provisional) (StatsWales, 2015).</p> <p>No post adoption planning permissions at 3 allocated employment sites within identified port areas (Blackbridge, Milford Haven, Goodwick former Dewhurst factory site & Goodwick Parrog). Sale of the land at Blackbridge is being negotiated by the County Council and Welsh Government to a preferred developer.</p> <p>The amount of major retail, office and leisure development permitted in town centres was 29% of all major development permitted (1,472 sq m). 3,688 sq m permitted outside town centres (see applications 13/0971/PA,</p>

SA Objectives	Potential SA indicators	Data	Commentary
	<p>Centres</p> <ul style="list-style-type: none"> • Planning permissions for tourism development s/employment developments per year. 	<p>2015).</p> <p>Town centre development = 29% with 3,688 sq m permitted outside town centres.</p> <p>Floor space – retail development:</p> <p>71% - Applications 13/0971/PA, 14/0247/PA and 14/00276/PA.</p> <p>Change of presence of A1 uses</p> <p>Less than target in the following Town Centres:</p> <p>Fishguard</p> <p>Haverfordwest</p> <p>Narberth</p> <p>Pembroke</p> <p>Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary).</p> <p>Haverfordwest = 17%</p> <p>Pembroke Dock = 15%</p> <p>Milford Haven = 21%</p> <p>Pembroke = 6%</p>	<p>14/0247/PA and 14/0276/PA).</p> <p>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) = 71%.</p> <p>The change of presence of A1 uses (unit numbers & floorspace) in primary retail frontages less than the target (<66% of the linear frontage is A1 use class) in Fishguard, Haverfordwest, 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 = 17% (9% in 2014)</p> <p>Pembroke Dock = 15% (10% in 2014)</p> <p>Milford Haven = 21% (14% in 2014)</p> <p>Pembroke = 6% (9% in 2014)</p> <p>Fishguard = 9% (10% in 2014)</p> <p>Narberth = 2% (4% in 2014)</p> <p>Figures for Milford Haven have reached the trigger for further investigation as the percentage is over 5% higher than the national average (13.2%).</p> <p>New employment land developed (hectares/sq m) = 1159.61 ha (2011), 1154.11 ha (2013-14), 21.8 ha (2014-15).</p> <p>New employment land developed for offices and warehousing (hectares/sq m). Offices = 9.54ha (2011), 13.20ha (2013), 1.37ha (2014)</p> <p>Industry/warehousing 1150.07ha (2011), 1140.91ha (2013), 19.85 ha 2014.</p> <p>Permission has been granted for development at two strategic employment sites (Pembrokeshire Science & Technology Park and</p>

SA Objectives	Potential SA indicators	Data	Commentary
		<p>Fishguard = 9%</p> <p>Narberth = 2%</p> <p>New employment land developed (ha/sq m). 1159.61ha 2011, 1154.11ha 2013, 21.8 ha 2014.</p> <p>New employment land developed for offices and warehousing (ha/sq m) Offices 9.54ha 2011, 13.20ha 2013, 1.37 ha 2014.</p> <p>Industry/warehousing 1,150.07ha 2011, 1,140.91ha 2013, 19.85 ha 2014</p> <p>Applications relating to tourism permitted = 16 (2014-15)</p>	<p>Withybush Business Park).</p> <p>No applications have been approved contrary to the tourism policies (SP5, GN.16 & GN.17, GN.18 & GN.19, including at appeal). One application (13/0536/PA) was refused as contrary to GN.19 (static caravan sites). In total, 16 applications relating to tourism were approved during the monitoring period.</p> <p>According with the previous year's AMR, SA and stakeholder feedback a summary of proposals gaining permission under Tourism policies as well as reporting on those indicators identified within the AMR is now included.</p> <p>The control and influence of the LDP has extremely limited influence on the broader economic context within which the Plan operates. While the trigger for further investigation has been reached regarding the figures for development out of town, these are influenced by permissions for allocated sites (Co-Operative foodstore in Kilgetty, Aldi foodstore in Pembroke Dock, and a third minor application for a retrospective change of use which complied with LDP policy).</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, 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	<ul style="list-style-type: none"> CO² emissions 	Total CO ₂ emissions in 2013 = 1,146 Kt (naei.defra.gov.uk,	The total CO ₂ emissions in 2013 was 1,146 Kt (2011 = 1,166 Kt in Pembrokeshire, Wales = 29,096Kt) (Assemblywales.org).

SA Objectives	Potential SA indicators	Data	Commentary
<p>impact of Pembrokeshire's contribution to climate change</p>	<p>non domestic public stock</p> <ul style="list-style-type: none"> Ecological footprint 	<p>2015)</p> <p>Ecological footprint 4.5 gha / person (2006), Wales = 4.4 gha / person (2006) (StatsWales, 2014), 3.28 gha per capital in 2011 (www.gov.wales, WG, 2015)</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> <p>Emissions of CO₂ have been falling since 2005 across all sectors.</p> <p>The ecological footprint in Pembrokeshire is higher than the figure for Wales for 2006. The figures have fallen since 2003 (5.3 gha / person in Pembrokeshire and 4.7 gha / person in Wales). Ecological footprint is influenced by the consumption of goods and services. Car use is high in Pembrokeshire which is reflected in the ecological footprint. The updated figure for Wales 2011 is not directly comparable to previous estimates due to changes in the methodology.</p> <p>Action: continue to monitor SA Objective.</p>
<p>11. Maintain and improve air quality</p>	<ul style="list-style-type: none"> Days when air pollution is moderate or higher at Narberth AURN Achievement of emission limit values 	<p>Narberth AURN data:</p> <p>7 days in 2012 19 days in 2013 (revised) 3 days in 2014 (StatsWales, 2015)</p> <p>Two Air Quality Management Areas (AQMAs) declared as a result of nitrogen dioxide exceedance (PCC monitoring information, 2015)</p>	<p>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 and 3 days in 2014 (StatsWales, 2015). Further monitoring is being taken 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 NO₂ at Narberth or Pennar.</p> <p>Sampled pollutants at a County level include: benzene, nitrogen dioxide (NO₂), sulphur dioxide (SO₂), particulate matter (PM₁₀) and ozone. Exceedance of nitrogen dioxide in specific areas required two Air Quality Management Areas (AQMAs) declared in July 2012 in Haverfordwest and Pembroke town centres. In 2011, there were 10 monitoring points exceeding the NO₂, this reduced to eight in 2012, five points exceeding NO₂ objective in 2013 and two exceedances in 2014. Monitoring will continue until compliance is achieved, either by mitigation or natural</p>

SA Objectives	Potential SA indicators	Data	Commentary
			<p>reduction.</p> <p>Planning applications are assessed in relation to their potential to impact upon local air quality objectives. A guidance document for developers was produced in conjunction with Carmarthenshire, Ceredigion and Powys County 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"> Total and percentage of municipal waste and municipal waste recycled, composted, used to recover heat, power and other energy sources, and land filled Electricity produced from renewable sources 	<p>Biodegradable Municipal Waste (BMW) landfilled in:</p> <p>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</p> <p>50% in 2011/2012 52.9% in 2012/2013 60% in 2013/2014 65% in 2014/2015 (prov)</p> <p>(StatsWales, 2015)</p> <p>Renewable energy: 68.60 MW to March 2015 108.427 MW capacity</p>	<p>The waste reuse/recycling/composting rates in Pembrokeshire for a rolling 12 months to end of March 2015 were 65% (provisional), this is up 5% from 60% to March 2014 (StatsWales, 2015)</p> <p>The WG target is 58% for 2015/16. 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 68.60 MW in 2015; this includes allowed appeals on applications determined in the period to 31 March 2014. This is compared with 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 imposed by Natural Resources Wales, which will impact on DCWW's ability to refill reservoirs. Subsequent AMRs will report on these issues.</p> <p>Action: continue to monitor SA Objectives.</p>

SA Objectives	Potential SA indicators	Data	Commentary
	<ul style="list-style-type: none"> • Access to recycling facilities 	permitted 28 02 13 to 31 03 14 (including allowed appeals on applications initially determined in the period to 31 03 14).	
<p>14. Maintain and protect the quality of inland and coastal water</p> <p>15. Reduce the impacts of flooding and sea level rises</p>	<ul style="list-style-type: none"> • % of total classified rivers complying with water quality objective • % new developments with SUDS • Per capita consumption of water • Amount of development permitted in C1 and C2 floodplain. 	<p>Status of waterbodies in Pembrokeshire in 2012 (2009 figures in parentheses):</p> <p>38 at 'Good' (28)</p> <p>104 at 'Moderate' (113)</p> <p>2 at 'Poor' (3)</p> <p>144 total</p> <p>0 applications permitted in floodplain areas (1 in C1 and 4 in C2) to March 2015</p>	<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 sewerage assets, remains unconfirmed. This 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>No applications were permitted in the in C1 / C2 floodplain areas, compared with 5 to March 2014. This is due to improved working practices.</p> <p>The LDP ensures no development is permitted in flood zone and SUDS</p>

SA Objectives	Potential SA indicators	Data	Commentary
			<p>are incorporated into development schemes. 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"> Area of contaminated land and contaminated land remediated Area of development of brownfield/contaminated land/ previously developed land 	<p>11.3% of new development on previously developed land = 46.87 ha of land</p> <p>80.75ha April 2013-March 2014 (18%)</p>	<p>30 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>Development sites SPG identified where land contamination was present and when they come forward these schemes will require any contamination to be remediated.</p> <p>Action: continue to monitor SA Objectives.</p>
<p>18. Protect and enhance biodiversity</p>	<ul style="list-style-type: none"> % of designated sites in unfavourable condition Number of biodiversity sites affected by development 	<p>Up to date assessment of European sites awaited from NRW</p> <p>0 planning permissions granted contrary to the aim of Policy GN.37</p> <p>56 permission incorporated ecological mitigation.</p>	<p>No nationally and locally important sites have been affected negatively.</p> <p>5 applications were assessed for Likely Significant Effect (LSE) on European site(s). None of these required an Appropriate Assessment.</p> <p>NRW data on the % of European sites (SACs and SPAs) in unfavourable condition in Pembrokeshire remains unavailable.</p> <p>56 permissions incorporated ecological mitigation. The LDP was prepared 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>

SA Objectives	Potential SA indicators	Data	Commentary
			<p>All planning applications are screened for their potential effect on protected sites.</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 environment</p>	<ul style="list-style-type: none"> • Number of permissions granted contrary to GN.38. • Number of permission granted contrary to GN.2. • Number / % of buildings on buildings at risk register 	<p>12 planning permissions, listed building consents and SAM consents granted contrary to Policy GN.38.</p> <p>12 permissions granted contrary to Policy GN.1, criterion 3.</p> <p>0 permissions granted contrary to GN.2.</p>	<p>12 planning permissions, listed building consents and SAM consents granted contrary to Policy GN.38.</p> <p>In ten of these 12 cases proposals were for renewable energy developments (eight wind turbines, one solar farm and one hydroelectric installation). Limited adverse effects on the historic environment were identified, and Policy GN.4 took precedence. Where deemed necessary, conditions which required an archaeologist to perform a ‘watching brief’ during ground works were attached to planning permissions, with a view to minimise adverse impacts to the historic environment. Of the two remaining developments granted permission contrary to Policy GN.38, one, an application for gas utility infrastructure, was considered to be acceptable when balanced against the broader requirements of Policy GN.1 (in particular Criterion 6, which relates to the provision of necessary and appropriate service infrastructure). The final application contrary to GN.38 was for a satellite dish in a conservation area. Potential conflict associated with the proposal was deemed to be mitigated by a condition attached to the permission requiring that the colour of the proposed installation matches the main building. 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</p>

SA Objectives	Potential SA indicators	Data	Commentary
			<p>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>Renewable energy SPG and Landscape SPG are to be completed.</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 and Fishguard 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
Milford Marina	Not allocated	14/0158/PA Mixed use development – Outline	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions
Connection between South Hook CHP and Pembroke Substation	Not allocated	SC/0571/14 Electrical grid connection	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions
Llys y Fran Reservoir	Not allocated	14/0804/PA Construction of a new building, installation of a 250kW hydropower turbine and associated pipework	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions
Former Royal Navy Armaments Depot, Trecwn	Outside the allocated area of S/EMP/136/0001	14/0300/PA Construction of a wood-fuelled power station to generate energy from biomass (including demolition of existing buildings, fuel storage facility and reception buildings associated infrastructure and landscaping/habitat creation).	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions

Appendix 5 – Breakdown of Housing Completions 2013-2015 by location

Settlement Name	Number of Units Complete 2013-2014	Number of Units Complete 2014-2015
Outside settlement boundary	52	47
Abercych	1	0
Ambleston	2	1
Broadway	3	1
Burton	1	2
Bwlchygroes		1
Camrose	5	4
Carew and Sageston	2	2
Cilgerran	1	0
Clarboston	2	0
Clarboston Road	1	2
Clynderwen		1
Cold Blow		2
Coshaston	1	3
Crundale	7	3
Crymych	2	6
Deerland		1
East Williamston		1
Fishguard / Goodwick	8	6
Freystrop Cross	2	1
Haverfordwest / Merlins Bridge	25	67
Hermon	1	1
Hill Mountain		2
Hook	1	3
Hundleton		1
Jeffreyston	1	0
Johnston	37	1
Keeston	4	1
Kilgetty and Kingsmoor	1	2
Lamphey	140	40

Letterston	10	3
Little Honeyborough		1
Llangwm	1	0
Llanmill	1	0
Llanstadwell	1	1
Llanteglos		3
Llawhaden	1	0
Longstone and Longstone Chapel	2	1
Maddox Moor	1	0
Maenclochog	1	1
Martletwy	1	1
Mathry	2	0
Milford Haven	184	100
Milton		2
Narberth	14	7
New Hedges		3
Neyland	1	11
Pembroke	10	37
Pembroke Dock	44	73
Penally	3	2
Penffordd	1	0
Pentlepoir, Hill And Wooden	2	41
Penybryn	1	0
Redberth		1
Roch	4	19
Rosemarket	1	0
Scleddau	1	27
Spittal	5	1
St Dogmaels	2	4
St Florence		18
St Nicholas	1	0
Stepaside		0
Tavernspite	2	1
Tegryn		2
Templeton		22

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Treffgarne	2	0
Upper Nash		1
Walton East		3
Report Total	459	588

Appendix 6 - Additional Guidance published during AMR 2 which does not have implications for the LDP:

New Circulars

Welsh Government Circular WGC 016/2014 – The Use of Planning Conditions for Development Management (14/10/14). This followed an earlier consultation on the Review of Planning Conditions – Circular and Model Conditions (closed 25/04/14).

Implications for the LDP:

This circular provides an updated list of model conditions to promote best practice in Wales. It also provides guidance and references to legislation. It replaces Welsh Office Circular 35/95.

This Circular has procedural implications for Development Management but does not impact the LDP.

New Statutory Guidance

The following statutory guidance has procedural implications for Development Management but does not have any implications for the LDP:

Welsh Government introduction of a procedure for non-material amendments to existing planning permissions (01/09/14)

The Town and Country Planning (Notification) (Unconventional Oil and Gas) Direction 2015 (13/02/15)

Welsh Government Statutory Guidance on the Separate Collection of Waste Paper, Metal, Plastic and Glass, 2014 (01/01/15)

This guidance sets out requirements for the separate collection of the four listed materials. It applies to all organisations that collect these materials, including local authorities. The guidance supports 'Towards Zero Waste', which aims to produce high levels of clean recyclate from collected waste.

Implications for the LDP:

While primarily affecting the Council's waste management activities, there might be indirect LDP implications. This would be if the nature and / or number of facilities required for recycling and materials recovery activities needed to change. Potential sites for new in-building handling and treatment of waste are identified by the Plan. Criteria-based policies are available to allow evaluation of any new proposals coming forward as planning applications.

Planning Performance Framework and Sustainable Development Indicators (25/02/15)

The Planning Performance Framework measures the performance of Local Planning Authorities against agreed standards.

The Sustainable Development Indicators measure the contribution the planning system makes to delivering Sustainable Development in Wales.

Implications for the LDP:

There are no implications for the LDP.

Planning Prospectus Documents (05/03/15)

There are three documents in the series:

- Planning Prospectus Overview – a summary document setting out the alignment of the planning system with the Well-being of Future Generations (Wales) Bill.
- Planning Policy Prospectus – outlining how policy in Planning Policy Wales, will be revised to align with the Well-being of Future Generations (Wales) Bill.
- Development Plan Prospectus – outlining the alignment of the Well-being of Future Generations (Wales) Bill with: a) The Development Plan proposals in the Planning (Wales) Bill; and b) The current Development Plans process.

Implications for the LDP:

Due regard is being given to each of the three Planning Prospectus Documents. Future revisions to Planning Policy Wales will be taken into consideration when subsequent LDP AMRs are prepared.

Welsh Government consultation on the Allotment Green Paper – closed on 06/10/14

Implications for the LDP:

There are no direct implications for the LDP. In many cases Allotments do not require planning permission. In cases where elements do (shed, access paths), the criteria based policies of the LDP already allow for their consideration.

Welsh Government consultation on Planning and Related Decisions of Welsh Ministers – closed on 30/01/15

Implications for the LDP:

These changes primarily affect the Development Management functions of the Council.

Welsh Government consultation on Subordinate Legislation Relating to Certain Internal Operations (Mezzanine Floors) – closed on 13/02/15

Implications for the LDP:

These proposals will primarily affect the Development Management function of the Council. Proposals to create mezzanine floors in larger retail units may be monitored as part of the annual retail survey.

Welsh Government consultation on Proposed Changes to the Environmental Impact Assessment Regulations and Local Development Orders – closes on 18/06/15 (opened on 26/03/15)

Welsh Government proposes to change several aspects of the Environmental Impact Assessment (EIA) Regulations 1999. It also proposes changes to the (Development Management Procedure) (Wales) Order 2012. The key changes proposed are:

- Raising the screening thresholds for Schedule 2 ‘urban development projects’ and ‘industrial estate projects’. Welsh Government thinks that some of these are too low, leading to many developments being screened unnecessarily.
- Measures to respond to recent case law and implement the Geological Storage Directive.
- Amendments to legislation associated with Local Development Orders, allowing Local Planning Authorities to make these for Schedule 2 EIA development. This is to encourage Local Planning Authorities to make Local Development Orders for larger development projects, supporting economic growth / regeneration.
- Provision for discontinuance and modification orders.

Implications for the LDP:

The proposed changes primarily affect the Development Management functions of the Council.

Letters from the Welsh Government's Chief Planner to Chief Planning Officers ('Dear CPO letters') (where not already listed)

The following letters are procedural in nature and do not require review of the LDP.

- **Approving non-material amendments to an existing planning permission (21/08/14)**
- **Changes to Part 24 Permitted Development Right (15/10/14)**
- **Changes to Part 24 Permitted Development Right (12/11/14)**
- **Welsh Government request for expressions of interest for Lead Authority role in waste annual monitoring (a TAN 21 requirement) (14/11/14)**
- **Update of Technical Advice Note (TAN) 15 Development Advice Maps, January 2015 (19/01/15)**
- **The Town and Country Planning (Notification) (Unconventional Oil and Gas) (Wales) Direction 2015 (13/02/15)**
- **Planning Performance Framework and Sustainable Development Indicators (25/02/15)**
- **Publication of Planning Prospectus Documents (05/03/15)**

Welsh Government's Policy Clarification Letters

- **CL-04-14 – Clarification letter on the National Planning Policies that apply for Onshore Unconventional Gas and Oil Development (16/07/14)**
- Implications for the LDP:
- This change primarily affects the Development Management functions of the Council.

Building Regulations – devolved to Welsh Government, with Part L revisions in force, from 31/07/14

Building Regulations in Wales were devolved to Welsh Government on 31/12/11 and Part L was amended in Wales on 31/07/14.

Air Quality Management Areas

Draft Air Quality Action Plans have been published for local consultation purposes. When finalised, these will be submitted to Welsh Government (this was expected to happen during 2014/15).

Implications for the LDP:

Air quality is identified as a planning consideration under LDP policy GN.1 and hence no revision to LDP policy is required.

Welsh Government Planning Guidance on Approving Non-Material Amendments to an Existing Planning Permission (07/07/14)

From the 1st September 2014, a statutory procedure was introduced to facilitate approval of minor changes to existing planning permissions.

The guidance is primarily to help Local Planning Authorities and applicants. However, it may also be useful to others involved in the planning process.

Welsh Government Householder's Planning Guide to the Installation of Antennas, including Satellite Dishes (28/10/14)

This guidance primarily affects the Development Management functions of the Council.