



Pembrokeshire County Council

Local Development Plan

Annual Monitoring Report - 7

1st April 2019 – 31st March 2020

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

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Summary of Pembrokeshire County Council's Annual Monitoring Report 2019-20

- 1) Pembrokeshire County Council adopted the Local Development Plan (LDP) in February 2013. The Authority is required to produce an Annual Monitoring Report (AMR) each year, with Stakeholder input, and to submit this to the Welsh Government by 31st October. The AMR is based on the targets and triggers set out in Appendix 5 of the LDP – these assess how the Plan is working and whether there are any areas of concern which require further investigation.
- 2) On the 23rd March 2020 the UK introduced a full lockdown in response to the global Covid-19 pandemic. The pandemic has caused significant loss of life in the UK and across the world. The resulting lockdown together with ongoing significant changes in everyday behaviours and routines are resulting in significant economic, social and cultural changes.
- 3) In July 2020 the Welsh Government Minister for Housing and Local Government sent a letter to all Local Authority Leaders and Chief Executives. In this letter she requested that Local Authorities reflect on the impact of the pandemic on their areas and consider the consequences for LDPs under review or being implemented. In order to assist the preparation of LDPs this letter clarified that the Minister did not require Annual Monitoring Reports (AMR) to be submitted in October 2020. However, she stressed that she strongly encouraged LPAs to continue with data collection, as this helps to shape and inform policy and plan development.
- 4) Pembrokeshire County Council will not be submitting a complete AMR to Welsh Government in 2020, however it has chosen to publish this partial AMR, which sets out the best data available for the period 1st April 2019- 31st March 2020.
- 5) In some cases it has only been possible to gather partial evidence. The Authority normally undertakes a full survey of all housing sites with planning permission in April of each year. Because of the Covid-19 restrictions, this was not possible in 2020 and instead building regulations data has been used to establish annual completions. As developers can choose to use their own building regulations team, the figures quoted in this report for housing completions should be considered an underestimate and a minimum figure. Other datasets published indicate the baseline situation immediately prior to Covid-19, for example a retail survey was complete in early/mid March 2020 and reflects the town centre position prior to the lockdown. AMR 8 (2020-21) will allow comparisons before and after the lockdown to be made.
- 6) Whilst not complete, the Authority considers this AMR to provide important information on key datasets which will continue to inform the LDP Review (now underway).

Key conclusions from the report are:

- Proportions of housing permissions granted are in accordance with the Strategy of the LDP
- Triggers met in relation to strategic employment allocations with no development yet on key sites including Blackbridge, however some progress on areas such as Withybush Business Park.
- A number of areas of the Plan are being reviewed as part of the wider review of the LDP – including rural facilities, safeguarded transport routes and demographic projections.
- Higher than UK average vacancy levels identified immediately prior to the Covid-19 lockdown in all PCC Town Centres apart from Narberth.
- The Authority has only 3.5 years of available housing land remaining, reflecting the fact that the LDP is due to expire at the end of 2021 and many of the existing allocations of the Plan have been built. A revised methodology for assessing land supply has been set out by WG and will inform future AMRs.
- 267 homes were built between 2019-2020, however due to the methodology used, this should be considered a minimum level of completions.
- There is a lack of progress on Maesgwynne and Shoals Hook Lane strategic housing sites. The area identified at Maesgwynne for a housing allocation has been reconfigured for LDP 2 Deposit and Shoals Hook Lane has been de-allocated following a lack of delivery (although it is still in the settlement boundary for Haverfordwest and could come forward if a suitable development was proposed).
- Targets for affordable housing in terms of permissions granted were met in the year.
- Financial contributions of £1,940,706.95 on S106 agreements towards affordable housing were signed in the last financial year
- Targets for density in Hub Towns were met, but developments in Rural Settlements were below targets for the Plan.
- The Authority has met targets identified for provision of Gypsy Traveller accommodation set out in the Plan.
- 95% of permissions granted for housing were within settlement boundaries, below the target of 98%, but reflecting acceptable proposals such as those for TAN6 essential workers.
- The Sustainability Appraisal Objectives have been assessed (See Appendix 3) (where this information is available). There are no areas of major concern and the main effects of the plan continue to be positive meaning no mitigation measures have been proposed. As the Plan is currently under review those elements where further monitoring was identified via the SA, this will be undertaken as part of this review process.
- Habitats Regulations Appraisal Monitoring (Appendix 4) show that the HRA screening, and appropriate assessment where required has taken place on a number of project level proposals which have come forward in the AMR period, there are currently no issues relating to the HRA. All planning applications are screened for their potential effect on European sites.

Appendix 1 – LDP Monitoring Framework

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

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

AG – Agricultural Notifications

HG - Hedgerows

CA – Conservation Areas

Pr Notf – Prior Notifications

CLOPUD - Certificates of Proposed Lawful Development

EIA – Environmental Impact Assessment

DC - Discharge of Conditions

Section 73 amendments

TF – Tree Felling

LB – Listed Buildings

AD – Advertisements

OHL – Overhead Lines

CLD - Certificates of Lawful Development

HS – Hazardous Substance

Non-material amendments to applications

Retrospective Section 73 amendments

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Total Number of Planning Applications determined under the LDP (excluding Tree Surgery, Agricultural Development, Section 73 & Listed Buildings):	-		Total: 749 Approved: 665 Refused: 82	Total: 859 Approved: 785 Refused: 74	Total: 681 Approved: 614 Refused: 67	Total: 641 Approved: 589 Refused: 52	Total: 639 Approved: 554 Refused: 85	Total: 649 Approved: 564 Refused: 85	Total: 859 Approved: 715 Refused: 76 Part Approved / Part Refused: 68
Strategic Objective: Mitigating & responding to the challenge of climate change (A)									
(Core) Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 & C2 floodplain areas & otherwise not meeting all the TAN 15 tests (paragraph 6.21 – v).*	Development in zones C1 & C2 is in line with the provisions of TAN 15	More than 1 approval within 1 year of development in zones C1 & C2 contrary to the provisions of TAN 15.	5	0	0	0	0	0.29 ha approved for non-residential use in C1 zone 0.48 ha approved for non-residential use in C2 zone No residential approvals in C1 or C2 zones. 1 unit refused in C2 zone.	0.05 ha approved for non-residential use in C1 zone ¹ 5.6 ha approved for non-residential use in C2 zone ² 0.3ha of land was approved within C1/C2 floodzone, however 0.25ha of this was for Milford Marina redevelopment ³
Summary of Strategic Objective: Mitigating and responding to the challenge of climate change (A):									
In AMR years 1 to 5, all flood zone applications met the requirements of TAN 15 / LDP policy GN.1 (criterion 7). This reflected a continuation of good working practices by Development Management Officers. For year 6, the method of reporting changed, to reflect SDI requirements, as recorded above. The results for AMR year 6 & 7 do not cause any concerns in a TAN 15 / LDP policy GN.1 (criterion 7) context.									
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	Hub Town	Hub Town	Hub Town	Hub Town	Hub Town	Hub Town
			1,191 (77%)	790 (65.3%)	356 (39%)	259 (37%)	317 (52%)	149 (69.9%)	576 (74.5%)
			Rural Town	Rural Town	Rural Town	Rural Town	Rural Town	Rural Town	Rural Town
			55 (3.5%)	31 (2.6%)	43 (5%)	27 (4%)	110 (18%)	1 (0.5%)	1 (0.1%)
			Service Centre	Service Centre	Service Centre	Service Centre	Service Centre	Service Centre	Service Centre
14 (0.9%)	23 (1.9%)	98 (11%)	69 (10%)	32 (5%)	2 (0.9%)	35 (4.5%)			
Service Village	Service Village	Service Village	Service Village	Service Village	Service Village	Service Village			
165 (11%)	303 (25%)	329 (36%)	279 (41%)	117 (19%)	24 (11.3%)	120 (15.4%)			
Large Local Village	Large Local Village	Large Local Village	Large Local Village	Large Local Village	Large Local Village	Large Local Village			
12 (0.8%)	10 (0.8%)	22 (2%)	9 (1%)	4 (1%)	1 (0.5%)	3 (0.4%)			

¹ 0.04ha of this was for solar panning the remaining 0.01ha was for two applications for change of use from A1 to A3 use.

² 5.55ha of this is for an offshore marine energy site, with the remaining applications covering a renewable energy installation and a footbridge application.

³ The remaining residential development was for the redevelopment/conversion applications with commercial ground floor use.

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

⁴ Both conversion applications

⁵ Of these 13 were associated with the conversion of traditional buildings, 15 were associated with bringing forward affordable housing on an exception site, 3 were rural enterprise workers dwellings and 2 were one planet developments, the others were associated with historic permissions.

⁶ Note: If a community facility has changed from one type to another this is not considered a loss. New facilities include extensions to existing site areas (and not extensions to buildings within an existing site area) and changes of use.

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Level of services within rural settlements.	Services in settlements within the settlement hierarchy are not significantly lower than in the 2008 Rural Facilities Survey	Monitor at Plan Review (2017) – a 10% change in number of settlements achieving service village level would require further investigation. Trigger has not been met. Please see LDP 2 Background Paper Rural Facilities Survey Report 2020 https://www.pembrokeshire.gov.uk/local-development-plan-review/ldp2-evidence-base							
(Core) The capacity (MW) of renewable energy developments permitted.	No target but one may be set for LDP monitoring purposes, using the methodology set out in WG Renewable Energy Toolkit	No trigger identified.	108.427MW capacity permitted	68.60 MW capacity permitted.	34.77MW capacity permitted.	6.11MW capacity permitted.	11.00 MW capacity permitted	0.89MW capacity permitted	3.60 MW new capacity permitted
Amount of open space (m2) permitted in relation to overall number of dwellings permitted.	Provision of public open space at a rate of more than 25% below the standard requirement (as set out in SPG)	Provision of public open space at a rate of more than 35% below the standard requirement (as set out in SPG) at Plan Review.	There are different standards, based on different types of open space. For simplicity the informal play space standards have been used. These require 5.5m2 per person to be provided. Based on an average occupancy rate of 2.2 persons per household (assumed in the Planning Obligations SPG), this equates to a requirement of 12.1m2 per dwelling of informal open space. By 2018 60,904m2 has been provided (divided by 4583 dwellings), this gives a rate of 13.2 m2 per dwelling.						2019/2020 – 777 dwellings were approved. 14,700 sq m of open space were approved = 18.9sq m per dwelling

Summary of Strategic Objective: Improving access to goods and services (I):

The number & proportion of planning permissions for new residential development (where there was a net gain of a dwelling), were in accordance with the settlement strategy of the LDP. In total 777 new residential dwellings were conditionally approved across the Plan area between April 2019 & March 2020, of these, 579 were located within Hub Towns, which equates to 74.5% of all residential permissions, an improvement on previous years in terms of strategy delivery.

No areas of land safeguarded for transport related proposals have been permitted for another form of development during AMR year 7, other than at Milford Marina, as described below. Several of the safeguarded schemes have now been built, or are partially implemented. Others have planning permission but await construction, with some of these being brought forward as elements of regeneration schemes involving a variety of land uses. At the Blackbridge site, a Development of National Significance (DNS) application for a biomass facility potentially affected a safeguarded transport route (albeit one that it was intended to facilitate). However, this was refused by Welsh Ministers early in AMR year 6. A regeneration scheme at Milford Marina very slightly affects the Milford Haven bus / rail interchange proposal but will not prevent or compromise its implementation (application 14/0158/PA, approved on 01/11/19).

In terms of community facilities, five applications were granted where there was all or some loss of a community facility, although these include the change of use of a former bank and former police station which were shown to be no longer viable in accordance with LDP policy. Gains in provision included new sports field provision at Narberth. Other applications involving a change of use between community facilities or where alternative provision had already been made are not included here. Given that in all cases, the community facility was shown to be unviable, or no longer required, or that alternative community facilities were available locally, there is no need for further investigation of this indicator. Notwithstanding the loss of these community facilities, the proposals were acceptable within the policy framework of the LDP.

The levels of services within settlements has been monitored as part of the Plan Review. Please see Rural Facilities Survey Report 2020 at <https://www.pembrokeshire.gov.uk/local-development-plan-review/ldp2-evidence-base>.

For Renewable Energy, during AMR year 7, the decisions made related mostly to smaller scale projects or to variations to previous consents on solar and wind energy schemes. Newly consented renewable energy capacity in AMR year 7 amounted to about 3.60 MW, with biomass energy contributing significantly to this total. New permissions were granted for marine energy test sites, for ground source heat pumps, for new biomass proposals, for solar car ports and for varying previously consented solar and wind energy schemes. There was also a scoping opinion sought on a new solar park. The small number of applications for renewable energy projects in year 7 has continued a previously identified trend, reflecting the reduction of the feed in tariffs. Since AMR 4, new capacity consented has been of a modest scale in comparison with what was consented in the early years of the LDP.

In relation to Open Space, the Planning Obligations SPG introducing standards was adopted on 12th September 2016. The monitoring indicator is unclear as it does not break down the differing requirements of different types of open space and this should be considered in Plan Review. The Indicator also asks for a comparison of the amount of open space (m2) permitted in relation to the overall number of dwellings permitted, when in fact open space is only required on sites of over 33 dwellings. In the Review of the LDP this indicator should be reconsidered, to provide more meaningful data. During 2019/2020 applications were submitted for the provision of facilities, independently of residential planning application sites and which made a significant contribution to the provision of open space. Development of land at Milford Marina included the loss of 3000 sq m of open space. The proposal was acceptable within the context of the enhancement of public amenity space at the marina and comprehensive redevelopment.

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

Planning permission granted for employment development on allocated sites within identified port areas (Blackbridge, Milford Haven, Goodwick former Dewhirst factory site & Goodwick Parrog).	100% by end of Plan period	50% without planning permission at Plan Review (2017). Annual narrative to describe progress towards delivery.	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0
			Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0	Former Dewhirst factory site Goodwick 0
			Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0	Goodwick Parrog 0
Progress towards delivery of safeguarded transport schemes.	All delivered by 2021	<p>If finance has not been secured for a project by Plan Review (2017).</p> <p>The list of safeguarded transport schemes underwent comprehensive review in conjunction with preparation of the Deposit version of LDP 2. Appendix 4 of the Deposit LDP 2 sets out details of those transport schemes it is intended to safeguard through the new Plan. There are 7 schemes listed for safeguarding in LDP 2, along with the associated programme, finance source for implementation and expected delivery timescale.</p> <p>In summary, the position on the 17 LDP 1 safeguarded transport schemes is as follows:</p> <ol style="list-style-type: none"> 1. A40 Llanddewi Velfrey to Penblewin – not implemented, carried forward into LDP 2. 2. Improvement of the A40 west of St. Clears – not implemented and not carried forward into LDP 2. 3. Northern Distributor Network – Bulford Road link – completed and therefore not carried forward into LDP 2. 4. Pembroke Community Regeneration Project Phase 1 and Phase 2 – not implemented and not carried forward into LDP 2. 5. Blackbridge access improvement and Waterston bypass – not implemented, carried forward into LDP 2 as linked to a major employment proposal. 							

		<p>6. Southern Strategic Route – A477 Nash Fingerpost to Energy Site corridor enhancement – largely implemented, so mostly not carried forward into LDP 2, but one unimplemented element, the Well Hill Improvement, is carried forward into LDP 2.</p> <p>7. Fishguard Bus Focal Point – implemented in conjunction with town centre regeneration and thus not carried forward into LDP 2.</p> <p>8. Goodwick Railway Station bus rail interchange – implemented and not carried forward into LDP 2.</p> <p>9. Milford Haven bus rail interchange – not implemented but carried forward into LDP 2.</p> <p>10. Pembroke Dock bus rail interchange – partly implemented, with residual element (car park and pedestrian links) carried forward into LDP 2.</p> <p>11. Clunderwen railway station improvement – completed and not carried forward into LDP 2.</p> <p>12. Tenby park and ride – not implemented and not carried forward into LDP 2.</p> <p>13. B4318 Gumfreston to Tenby diversion and improvement phase 3 – not implemented and not carried forward into LDP 2. Flood warning system put in place as an alternative to a road diversion.</p> <p>14. B4320 Monkton realignment – not implemented and not carried forward into LDP 2.</p> <p>15. A40 High Street to A487 West Street, ‘Chimneys’ link, Fishguard – implemented and not carried forward into LDP 2.</p> <p>16. Haverfordwest to Narberth Shared Use Path – partly implemented and carried forward into LDP 2.</p> <p>17. Haverfordwest Sustainable Town Centre Project – superseded by more recent schemes, with the Haverfordwest Bus and Rail interchange added to the LDP 2 safeguarded schemes.</p> <p>Appendix 2 was prepared for the previous AMR (year 6) and is retained in this document for information. It has not been updated for the year 7 AMR and will not be further updated as transport scheme safeguarding has been reviewed in conjunction with LDP review.</p>							
<p>Summary of Strategic Objective: Building on the County’s strategic location for energy and port-related development (E):</p> <p>The strategic employment site at Blackbridge does not have a current employment-related planning permission. This site is now owned by the development company Egnedol, who proposed a biomass facility together with a number of related projects for the allocated site and significant land areas beyond this. This proposal reached application stage and was classified as a Development of National Significance. However, Welsh Ministers refused the application on 26/06/18.</p> <p>Neither of the two sites at Goodwick has attracted an employment-related planning application since LDP adoption – however, there is an approved residential application on part of the former Dewhurst Factory site.</p> <p>The Authority will continue to monitor uptake of strategic employment sites. The trigger for further investigation has been activated and review of these allocations is taking place in conjunction with preparation of LDP 2.</p> <p>Earlier AMRs recorded fairly good progress towards delivery of various schemes safeguarded by the LDP. For the year 7 AMR, a brief summary of progress is recorded for each scheme along with details of whether or not it has been taken forward into the Deposit LDP 2. Appendix 2 has not been updated for this AMR and will not be reviewed for subsequent AMRs for LDP 1. This is because a comprehensive review of safeguarded schemes has taken place in conjunction with preparation of the Deposit LDP 2 and the latter plan sets out programming, finance and implementation details for schemes where safeguarding is retained. Many of the LDP 1 schemes have been completed, but some that have not are no longer proposed for safeguarding, while others are retained where there is a prospect of their future implementation.</p>									
<p>Strategic Objective: Supporting the development of the distinctive role of Pembrokeshire’s towns, especially within the Haven Hub (F) & Regenerating town centres & Sustaining & enhancing the rural & urban economy (G)</p>									
Number of applications approved contrary to policies SP 4, SP 14, GN.12, GN.14	0	More than 4 planning applications approved contrary to a single policy over 4 years.	SP 4 0	SP 4 0	SP 4 0	SP 4 0	SP 4 0	SP 4 0	SP 4 0
			SP 14 0	SP 14 0	SP 14 0	SP 14 0	SP 14 0	SP 14 0	SP 14 0
			GN.12 0	GN.12 0	GN.12 0	GN.12 2	GN.12 1	GN.12 0	GN.12 0

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
			GN.14 0	GN.14 0	GN.14 0	GN.14 0	GN.14 0	GN.14 0	GN.14 0
(Core) Amount of major retail, office & leisure development (sq m) permitted in town centres expressed as a percentage of all major development permitted. (TAN 4)*	100% (figure to exclude schemes which are allocated sites outside town centres)	90% of target	0% = 7052.6sq m permitted outside town centres	29% = 1472 sq m was located within identified Town Centres of a total 5124 sq m permitted	0% = 1254 sq m (net) permitted outside town centres. No major retail proposals within town centres.	0% = 2,120 sq m (net) permitted outside town centres	No relevant major applications were approved during this AMR period	No relevant major applications were approved during this AMR period	0% = 2,805sq m major retail permitted outside town centres.
Level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or GN.10 (farm shop).	0%	Narrative on any schemes not permitted under Policy GN.15 or GN.10.	96% = 6,174.9sq m	71% = 3,688 sq m.	100% = 1,254 sqm	100% = 2,120 sq m (net)	200 sq metres net increase at an existing store	328 sq m net increase at an existing service station	No applications were permitted outside of GN.15 and GN.10
Progress towards delivery of Retail allocations.	100% delivered by end of Plan period.	Any allocations which have not gained planning permission by Plan Review (2017). Plan review commenced May 5 2017. There has been no change to the status of LDP1 retail allocations since plan review commenced. RT/040/01 Fred Rees Site, Haverfordwest – application submitted, further information awaited from applicant RT/096/01 St Govan's Centre – no application submitted, existing retail site within the town centre RT/034/01 Old Primary School Site, Fishguard – The Chimney's Link redevelopment scheme, including retail development is in the pipeline. Elements of the scheme have been implemented, but do not include retail floorspace RT/088/01 The Old Primary School Site, Narberth – planning permission issued, not implemented. Community based group is progressing proposals to relocate the library, community use and retail development RT/050/01 Kingsmoor foodstore allocation – Permission has lapsed. The Authority commissioned a Regional Retail Study along with Pembrokeshire Coast National Park Authority and Ceredigion County Council which has provided updated evidence on the need to allocate for retail development at plan review.							
Change of presence of A1 uses (unit numbers & floorspace) in primary retail frontages.	At least 66% of the linear frontage is A1 use class within primary frontages	Less than target.	Less than target in the following Town Centres: Fishguard Narberth Pembroke Pembroke Dock	Less than the target in the following Town Centres: Fishguard Haverfordwest Narberth Pembroke	Less than the target in the following Town Centres: Narberth Pembroke Fishguard	Less than the target in the following Town Centres: Narberth Pembroke Fishguard	Less than the target in the following town centres Narberth Pembroke Fishguard	Less than the target in the following town centres Narberth Pembroke Fishguard	Less than target in the following centres Fishguard Pembroke Narberth
Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary). ⁷	Vacancy levels are no higher than the national (UK) average	Vacancy levels 5% higher than national (UK) average.	UK 13.9% (Source: Local Data Company,	UK 13.2% (Source: Local Data Company	UK 12.5% (Source: Local Data	UK 12.7% (Source: Local data Company,	UK 12.2% (source Local Data	UK 12.4% (source Local Data Company 2018)	UK 12.4% (source Local Data Company Q2 2020)

⁷ All retail vacancy figures are taken from the PCC Retail Survey conducted November 2013, December 2014 and January 2016, March 2017, March 2018, March 2019 and March 2020.

			December 2013)	December 2014)	Company, January 2016)	December 2016)	Company 2 nd Q 2017).		
			Haverfordwest 9%	Haverfordwest 17%	Haverfordwest 18%	Haverfordwest 25% (16%	Haverfordwest 17%	Haverfordwest 17%	Haverfordwest 21%
			Pembroke Dock 10%	Pembroke Dock 15%	Pembroke Dock 19%	Pembroke Dock 22%	Pembroke Dock 26%	Pembroke Dock 25%	Pembroke Dock 24%
			Milford Haven 14%	Milford Haven 21%	Milford Haven 18%	Milford Haven 20%	Milford Haven 23%	Milford Haven 19%	Milford Haven 22%
			Pembroke 9%	Pembroke 6%	Pembroke 7%	Pembroke 12%	Pembroke 10%	Pembroke 9%	Pembroke 15%
			Fishguard 10%	Fishguard 9%	Fishguard 16%	Fishguard 15%	Fishguard 20%	Fishguard 17%	Fishguard 19%
			Narberth 4%	Narberth 2%	Narberth 2%	Narberth 6%	Narberth 6%	Narberth 9%	Narberth 11%

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

The Welsh Government has identified one core indicator for LDPs as the amount of major retail, office & leisure development permitted in town centres expressed as a percentage of all major development permitted. PCC has interpreted this to cover A1, A2 & A3 use classes. In the AMR period no major A1, A2 & A3 floorspace applications were determined by the Authority. An application was approved for major mixed use development, including A1 and A3 use class at Milford marina. Although the application includes an element of land designated as town centre, no additional retail floorspace appears within that designated area.

Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock, Milford Haven, Pembroke and Fishguard. Narberth vacancies remain below the national average and Pembroke whilst seeing an increase in vacancy remains within 5% of national (UK) vacancy rates.

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

Many Town Centres across the UK are currently struggling, reflecting wider social & economic changes and the impact of Covid 19. In April 2015 Cabinet agreed to build on the initial work undertaken by Town Teams & develop a suite of masterplans. The first masterplan Haverfordwest (August 2016) included a project to relocate & develop a 21st Century library, gallery & visitor centre in the current market building in the centre of Haverfordwest has been completed and early indications are that footfall has increased by 10%. Masterplans are now in place for Fishguard and Goodwick, Pembroke, Pembroke Dock and Haverfordwest with Milford Haven in the final stages of preparation.

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

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

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
			GN.19 0	GN.19 0	GN.19 1	GN.19 1	GN.19 2	GN.19 0	GN.19 0
Summary of Strategic Objective: Developing quality visitor economy founded on a distinct sense of place and an outstanding natural and built environment (H)									
There was 1 application approved during the monitoring period that was contrary to the Self Catering Tourism Policies. The application approved had exceptional circumstances where the material consideration of the specialist disabled facilities supplied outweighed the conflict with policy (19/0425/PA).									
Strategic Objective: Sustaining & enhancing the rural & urban economy (C)									
(Core) New employment land developed (Ha/sqm). New employment land developed for offices (Ha/sqm) New employment land developed for industry & warehousing (Ha/sqm).	100 ha developed by 2021	Less than 45ha developed by 2017.	1,154.11Ha developed at 2013 These figures sub-divide as follows: 13.20Ha developed for offices 1,140.91Ha developed for industry / warehousing	An additional 218,287 sqm (21.8Ha) developed from permissions granted post LDP adoption (2013-2015).	Baseline total site area 2013:1137 Ha. Total site area 2015: 1146Ha. Site area in use 2013: 945Ha. Site area in use 2015: 829Ha. Vacant land 2013: 193Ha. Vacant land 2015: 316Ha. Office use: 0.08Ha A2 use plus a small proportion of the 11.96Ha B1 use. Industry & ware-housing use: a large proportion of the 11.96Ha B1 use, plus 366.27Ha B2 use & 159.53Ha B8 use.	Baseline total site area 2013: 1137Ha. Total site area 2016: 1195Ha. Site area in use 2013: 945Ha. Site area in use 2016: 976Ha. Vacant land 2013: 193Ha. Vacant land 2016: 219Ha. Office use: 0.04Ha A2 use plus a small proportion of the 3.94Ha B1 use. Industry and ware-housing use: a large proportion of the 3.94Ha B1 use, plus 259Ha B2 use and 436Ha B8 use.	Baseline total site area 2013: 1137Ha. Total site area 2017: 1200Ha. Site area in use 2013: 945Ha. Site area in use 2017: 984Ha. Vacant land 2013: 193Ha. Vacant land 2017: 216Ha. Office use: 0.153Ha A2 use plus a small proportion of the 5.43Ha B1 use. Industry and ware-housing use: a large proportion of the 5.43Ha B1 use, plus 259Ha B2 use and 434Ha B8 use.	Baseline total site area 2013: 1137Ha. Total site area 2018: 1204Ha. Site area in use 2013: 945Ha. Site area in use 2018: 992Ha. Vacant land 2013: 193Ha. Vacant land 2018: 212Ha. Office use: 0.119Ha A2 use plus a small proportion of the 5.32Ha B1 use. Industry and ware-housing use: a large proportion of the 5.32Ha B1 use, plus 261Ha B2 use and 432Ha B8 use.	Baseline total site area 2013: 1137Ha. Total site area 2019: 1206Ha. Site area in use 2013: 945Ha. Site area in use 2019: 993Ha. Vacant land 2013: 193Ha. Vacant land 2019: 213Ha. Office use: 0.119Ha A2 plus a small proportion of the 5.32Ha B1 use. Industry and ware-housing use: a large proportion of the 5.32Ha B1 use, plus 263Ha B2 use and 434Ha B8 use

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Area of land permitted on non-allocated sites (Ha / sqm).	10% of total employment land permitted.	50% below target.	Totals permitted on unallocated sites 2013/14: 173,550.00 sqm Unallocated = 0.075%	Totals permitted on unallocated sites 2014/15: 1,528,175.45 sqm Unallocated = 87.7%	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2015/16: 3.86Ha	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2016/17: 2.80Ha	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2017/18: 2.08Ha	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2018/19: 2.02Ha	Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2019/20: 2.66Ha
Progress towards delivery of strategic employment sites: a) Blackbridge b) Pembrokeshire Science & Technology Park c) Withybush Business Park d) Trecwn	75% delivered by 2021.	Development not commenced by the following dates: a) Blackbridge (2018) b) Pembrokeshire Science & Technology Park (March 2017) c) Withybush Business Park (March 2017) d) Trecwn (March 2017)	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0 – DNS application for biomass facility refused 26/06/18. 2018 trigger has been activated.	Blackbridge 0 – DNS application for biomass facility refused 26/06/18. 2018 trigger has been activated.	Blackbridge 0 – DNS application for biomass facility refused 26/06/18. 2018 trigger has been activated.
			Science & Technology Park 0 – no new consents in this AMR period	Science & Technology Park 2,065 sq m B1 use	Science & Technology Park 2,065 sq m B1 use	Science & Technology Park 0 – no new consents in this AMR period	Science & Technology Park 0 – no new consents in this AMR period	Science & Technology Park 0 – no new consents in this AMR period	Science & Technology Park 0 – no new consents in this AMR period
			Withybush Business Park 0 – no new consents in this AMR period	Withybush Business Park - Permission for 75 sq m of A1 use, 400 sq m B8 use	Withybush Business Park - Permission for 75 sq m of A1 use, 400 sq m of B8 storage use A non-employment proposal has	Withybush Business Park - conditional consent for a steel-framed storage unit for UPVC windows & indoor fitness centre. Approved variation of condition place	Withybush Business Park 0 – no further consents since those granted in AMR year 4.	Withybush Business Park – permission granted for an additional 111.48sq m of B2 floor-space during AMR year 6 – application 17/0425/PA.	Withybush Business Park – permission granted for access roads into sites B and C, lighting and attenuation ponds and regrading of land to create two level plateau areas for future development – application 19/0570/PA; consents

					also been granted pp.	of worship consent.			also granted for repositioning / extension of various facilities at Days Garage, extending onto this site (19/0192/PA) and a discharge of condition consent granted in conjunction with earlier access, footpath, lighting and attenuation proposals (19/0204/DC, relating to 18/1034/PA).
			Trecwn 0	Trecwn 0	Trecwn 0 - Permission granted for a wood fuelled power station to generate energy from biomass, outside the allocated site area.	Trecwn 0 – No change. Earlier consents for diesel-fired peaking plant & wood-fuelled power station not started.	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger has been activated.	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger has been activated.	Trecwn 0 – no new consents issued during this AMR period – hence the 2017 trigger has been activated.
Progress towards delivery of mixed use sites: a) Haverfordwest – Old Hakin Road b) Johnston Arnold's Yard c) Dale Road, Hubberston	66% delivered by 2021	Sites do not have planning permission by Plan Review (2017).	Haverfordwest – Old Hakin Road 0	Haverfordwest – Old Hakin Road 0	Haverfordwest – Old Hakin Road 0	Haverford-west – Old Hakin Road 0	Haverford-west – Old Hakin Road 0	Haverford-west – Old Hakin Road 0	Haverford-west – Old Hakin Road 0
			Johnston Arnold's Yard 0	Johnston Arnold's Yard 0	Johnston Arnold's Yard 0	Johnston Arnold's Yard 0 - trigger activated	Johnston Arnold's Yard 0 – trigger activated	Johnston Arnold's Yard 0 – trigger activated	Johnston Arnold's Yard 0 – trigger activated
			Dale Road Hubberston 0	Dale Road Hubberston 0	Dale Road Hubberston 0	Dale Road Hubberston 0 - trigger activated	Dale Road Hubberston 0 – trigger activated	Dale Road Hubberston 0 – trigger activated	Dale Road Hubberston – trigger activated

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
(Core) The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement.	Maintenance of the hard rock & sand & gravel land-banks for the duration of the Plan (to 2021) & for 10 years (hard rock) & 7 years (sand & gravel) beyond the Plan period	Further investigation if land bank drops to 12 years (hard rock) or 9 years (sand & gravel), to ensure sufficient provision at end of Plan period. Monitor tonnage permitted.	See Minerals Note 1 from AMR 1 (2013/14).	Trigger for further investigation activated for sand & gravel. See summary text for this Objective in LDP AMR 2.	Trigger for further investigation activated for sand & gravel. See summary text for this Objective in AMR 3.	Trigger for further investigation activated for sand and gravel. See summary text for this Objective, below.	Trigger for further investigation activated for sand and gravel. See summary text for this Objective, below.	Trigger for further investigation activated for sand and gravel. See summary text for this Objective, below.	Trigger for further investigation activated for sand and gravel. See summary text for this Objective, below. The Deposit LDP 2 allocates two sites for sand and gravel quarries, but this Plan is not yet finalised.
Number of applications approved contrary to Policy GN.22. <i>(Please note this is an amended indicator as proposed by AMR 1, paragraph 3.17).</i>	0	More than 4 approvals in 4 years.	See Minerals Note 2 from AMR 1 (2013/14).	0	0	0	0	0	0
Progress towards fulfilling the commitment to find alternative locations for minerals production in non-National Park locations within Pembrokeshire & / or elsewhere in SW Wales.	Regional discussions to resume by 2014 & significant progress towards identification of new mineral reserves in the County &/or SW Wales region demonstrated by 2018	No trigger, but narrative to update the position.	See Minerals Note 3 from AMR 1 (2013/14).	See summary text for this Objective in AMR 2 (2014/15).	See summary text for this Objective in AMR 3 (2015/16).	See summary text for this Objective in AMR 4 (2016/17).	See summary text for this Objective in AMR 5 (2017/18).	See summary text for this Objective in AMR 6 (2018/19).	See summary text for this Objective in AMR 7 (2019/20).

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

The Employment Survey 2019 presents information on employment land & buildings on LDP employment and mixed-use allocations, on the main existing industrial sites & on windfall sites consented since LDP adoption. Key elements of the results for 2019 are presented above. Further information is available in the Employment Survey Report 2019.

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

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

At the Pembrokeshire Science & Technology Park, development got underway several years ago with the construction of the Bridge Innovation Centre. More recently, a steel framed use class B1 industrial building, reported as consented in AMR 2, has been completed. This site is also within the Haven Waterway Enterprise Zone.

Some parts of the Withybush Business Park site have already been developed. There is also road infrastructure in place that will serve undeveloped parts of the site. This site is within the Haven Waterway Enterprise Zone. Various proposals at this site were consented during earlier AMR periods, with further consents granted during AMR years 6 and 7.

At Trecwn, buildings & infrastructure relating to earlier military uses remain. No new planning permissions have been granted during the AMR 7 period but permission was granted within the allocated area for a diesel-fired peaking plant in 2012 (before LDP adoption) and outside the allocated area (but within the Trecwn valley) for a wood-burning power station, early in the AMR 3 period. Neither proposal has been implemented.

On the three mixed-use allocation sites, the target is for 66% delivery by 2021, with a 2017 trigger for further investigation of sites that do not have planning permission by that date.

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

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

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

Regarding minerals, the land-bank in SW Wales for hard rock production sites outside the National Park is extensive, although a small shortfall may emerge towards the end of the LDP 2 plan period. The eventual cessation of National Park production is therefore unlikely to be problematic, as alternatives outside the Park boundary are available. However, for sand and gravel, the landbank is less substantial and new terrestrial production sites have therefore been identified in conjunction with Plan Review. The Deposit version of LDP 2 makes two new allocations for sand and gravel quarries in the Council's planning area and these will be tested through LDP examination processes in due course.

The economic mineral resource of the Plan area is safeguarded in accordance with Welsh policy guidance. Good practice guidance has been prepared to provide practical advice on the consideration of this matter in the course of evaluating the merits of planning applications in the safeguarded area. Monitoring for AMRs 2, 3, 4, 5, 6 and 7 indicates that no applications have been approved contrary to the provisions of GN.22.

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

(Core) Housing land supply (TAN 1)	Minimum 5 years housing land supply	Supply less than 5.5 years.	4.9 years indicated by 2012-2013 JHLAS	5.3 years indicated by 2013-2014 JHLAS.	5.0 years indicated by 2014-2015 JHLAS.	5.1 years indicated by 2015-2016 JHLAS.	5.1 years indicated by 2016-2017 JHLAS.	4.5 years indicated by 2017-2018 JHLAS.	3.5 years indicated by 2018-2019 JHLAS.
Annual dwelling completions & commitments.	Average of 500 new completed dwellings per year over first 4 year period Average of 640 new completed dwellings per year in remaining years	10% below target.	459 (2013-2014 Housing Survey)	588 (2014-2015 Housing Survey).	405 (2015-2016 Housing Survey)	365 (2016-2017 Housing Survey).	286 (2017-2018 Housing Survey).	419 (2018-2019 Housing Survey).	267 (2019-2020 Housing Survey using Building Regulations data only)
(Core) Amount of housing development permitted & built on allocated housing sites as a percentage of the total housing allocation & as a percentage of the total housing development permitted.	80% of allocations should be completed by 2021. As a total of all housing development permitted, a minimum of 60% should be on allocated sites	30% of allocations should be permitted by March 2017. Investigation if permissions on allocated sites are below 60% of total.	67% of allocations were permitted and 25% of allocations were built as a percentage of the total housing allocation by March 2017. Therefore no further investigation is required. 67% of allocations were permitted as a percentage of the total housing development permitted by March 2017. 59% of allocations were built as a percentage of the total housing completions.						

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
<p>Progress towards delivery on the following housing sites:</p> <ul style="list-style-type: none"> a) Slade Lane South, Haverfordwest b) Slade Lane North, Haverfordwest c) Maesgwynne, Fishguard d) Shoals Hook Lane 	All sites should deliver identified units anticipated in the Plan by 2021	<p>Development not commenced by the following dates:</p> <ul style="list-style-type: none"> a) Slade Lane South, Haverfordwest – 2017 b) Slade Lane North, Haverfordwest – 2020 c) Maesgwynne, Fishguard – March 2017 d) Shoals Hook Lane – March 2017. 	<p>Slade Lane South</p> <p>Planning permission in place (outline) for 729 residential properties, a Superstore & Petrol Filling Station.</p>	<p>Slade Lane South</p> <p>Permission still in place.</p>	<p>Slade Lane South</p> <p>Permission still in place.</p>	<p>Slade Lane South</p> <p>Permission still in place. A Section 73 was approved on 23/01/17 to extend the time for the submission of reserved matters on residential site.</p>	<p>Slade Lane South</p> <p>Permission still in place. A variation of condition application was conditionally approved on 13/10/17.</p>	<p>Slade Lane South</p> <p>A Reserved Matters Application 18/1040/PA for 115 dwellings was approved on 24.07.19</p>	<p>Slade Lane South</p> <p>As reported last year, a Reserved Matters Application 18/1040/PA for 115 dwellings (phase 1 details) was conditionally approved on 24/07/19. In addition to this, there were three Discharge of Conditions applications affecting the two Slade Lane sites determined in AMR year 7 (18/1222/DC, 18/1035/DC & 19/0303/DC) & two Non-Material Amendment (19/0777/NM & 19/1276/NM).</p>
			<p>Slade Lane North</p> <p>As Above</p>	<p>Slade Lane North</p> <p>As Above</p>	<p>Slade Lane North</p> <p>As Above</p>	<p>Slade Lane North</p> <p>As Above</p>	<p>Slade Lane North</p> <p>As above, but with 24 dwelling approved on a smaller part of the site.</p>	<p>Slade Lane North</p> <p>Outline permission still in place</p>	<p>Slade Lane North</p> <p>Outline permission still in place. In addition to what is reported for the site above, implementation has commenced on the part of the North site in Hill West ownership, based on 15/0250/PA & 18/0094/PA. There have also been various Discharge of Condition & Non Material Amendment applications on this part of the site, including 18/1265/DC, determined in AMR year 7.</p>

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
			Maesgwynne Planning permission in place - 07/1454/PA (outline) – residential & 08/0829/PA (RM) – residential.	Maesgwynne Planning permission in place 07/1454/PA (outline) expires 16/10/2016. S73 application undetermined at base date of AMR.	Maesgwynne Planning permission in place 07/1454/PA (outline), expires 16/10/2016. S73 application undetermined at base date of AMR.	Maesgwynne Planning permission in place 07/1454/PA (outline), S73 extension of time period, decision date 19/08/2016. The section 106 was signed on 4 th August 2016.	Maesgwynne No change	Maesgwynne 18/0018/DC discharge of conditions 8 & 11 of 09/0724/PA. Conditionally approved on 10 th April 2018.	Maesgwynne The Parc Loktudi element of the site continues to be built out. Following 18/0018/DC in year 6, a further application was received relating to plots 42-48 at Parc Loktudi. This proposed variation of condition 2 on earlier application 09/0724/PA (14 dwellings) and was conditionally approved on 20/03/20. No applications have been received in AMR year 7 relating to the remainder of the site.
			Shoals Hook Lane No permission	Shoals Hook Lane No permission	Shoals Hook Lane No permission	Shoals Hook Lane No permission.	Shoals Hook Lane No permission.	Shoals Hook Lane No permission.	Shoals Hook Lane No permission.
Affordable Housing percentage target in GN.27	Target will reflect economic circumstances	Should average house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters then the Authority will consider other triggers identified in the Affordable Housing SPG & may conduct additional viability testing & modify the targets established in GN.27 & GN.28	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability Index June 2014).	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability Index June 2015).	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability Index Sept 2016).	Base Price September - December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability index December 2016).	Base Price September - December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability index December 2016).	Base Price September – December 2012 was £155,000. The evidence gathered for monitoring between 1 st April 2016 and 31 st December 2017 does not conclusively indicate that there has been a sufficient change in Housing Market Indicators to require a re-assessment of the development viability evidence that influenced the LDP targets for Affordable Housing. The matter	Base Price September – December 2012 was £155,000. The evidence gathered for monitoring between 1 st April 2016 and 31 st December 2017 does not conclusively indicate that there has been a sufficient change in Housing Market Indicators to require a re-assessment of the development viability evidence that influenced the LDP targets for Affordable

								will, however, be re-considered in conjunction with LDP review.	Housing. The matter is being re-considered in conjunction with LDP review.
(Core) The number of net additional affordable & general market dwellings built (TAN 2)	5,700 dwellings by 2021 including 980 affordable housing dwellings by 2021	If total number of dwellings built by Plan Review (2017) is less than 50% of target.	459 (2013-2014 Housing Survey)	588 (2014-2015 Housing Survey).	405 (2015-2016 Housing Survey)	365 (2016-2017 Housing Survey).	286 (2017-2018 Housing Survey).	419 (2018-2019 Housing survey)	267 (2019-2020 Housing Survey – please note this was a partial survey based on desk-top analysis)
Total number of affordable homes granted planning permission.	980 by 2021	If less than 50% of target by Plan Review (2017).	323	265	125	190 No further investigation needed (903 total)	133 No further investigation needed (1036 total)	170	70 (includes 8 rural enterprise dwellings)?
Number of affordable homes gaining planning permission through planning obligations.	476 by 2021	If less than 50% of target by Plan Review (2017).	232 with financial contribution of £395,207.25 on S106 agreements signed in the last financial year.	220 with financial contribution of £2,244,805.25 on S106 agreements signed in the last financial year.	74	141 with financial contribution of £714,793.85 on S106 agreements signed in the last financial year.	59 with financial contribution of £1,576,307.00 on S106 agreements signed in the last financial year.	7 with financial contribution of £699,530.75 on S106 agreements signed in the last financial year.	62 with financial contribution of £1,940,706.95 on S106 agreements signed in the last financial year
Number of affordable homes permitted as Exception sites.	40 by 2021	If less than 20 by Plan Review (2017).	47	0	10	64	30	2	10
Number of affordable homes permitted delivered by Registered Social Landlords.	401 by 2021	Investigation if less than 200 by Plan Review (2017).	88 permissions gained by PHA & Tai Cantref (excludes RM).	40 permissions (excludes RM).	43 units permitted gained by PHA & Tai Cantref (excludes RM)	123 units permitted gained by PHA. (294 units permitted by Plan Review. No further investigation needed).	127 units permitted gained by PHA. (421 units permitted by Plan Review. No further investigation needed).	159	0 Permissions permitted gained by ATEB & Tai Cantref
Number of rural workers dwellings granted planning permission	40 by 2021	50% of target.	3	5	4	1	2	2	8

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Indication of general level of Affordable Housing Need.	No significant increases annually.	Level of need varies by over 10% in comparison with 2012 level as measured by the Common Housing Register.	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year	1,641 Affordable Homes required each year
Number of affordable dwellings with planning permission & number built as a percentage of all new housing with planning permission & built.	98 affordable dwellings per annum consented; affordable housing to be at least 15% of overall permission & completion.	Further investigation if affordable housing is less than 12.5% of overall permissions.	323 gained planning permission out of a total of 1,547 new houses permitted (20%). 73 affordable units built 2013-2014, out of a total of 459 built (15.9%).	265 gained planning permission out of a total of 1,210 new houses permitted (21.9%). 117 affordable units built 2014-2015 out of a total of 588 built (19.8%).	119 gained planning permission out of a total of 922 houses permitted (12.9%). 131 affordable units built 2015-2016 out of a total of 405 built (32%).	190 gained planning permission out of a total of 691 houses permitted (27.5%). 90 affordable units built 2016-2017 out of a total of 365 built (25%).	133 gained planning permission out of a total of 608 houses permitted (21.9%). 48 affordable units built 2017-2018 out of a total of 286 built (17%).	170 gained planning permission out of a total of 564 houses permitted (30.1%). 141 affordable units built 2018-2019 out of a total of 419 built (34%).	62 gained planning permission out of a total of 200 houses permitted (31%). 77 affordable units built 2019-2020 out of a total of 267 built (29%)
Proportion of housing development fulfilling affordable housing contributions sought by the authority.	75% of development to meet or exceed contribution rate; 95% of development to make some form of contribution to affordable housing.	10% on targets.	86.2% of housing proposals provided Affordable Housing contributions. (50 / 58 apps where AH contributions could have been sought).	89.1% of housing proposal provided Affordable Housing contributions (57 / 64 apps where AH contributions could have been sought).	90% of housing proposal provided Affordable Housing contributions (54 / 60 apps where AH contributions could have been sought).	89.4% of housing proposal provided Affordable Housing contributions (42 / 47 apps where AH contributions could have been sought).	86.1% of housing proposal provided Affordable Housing contributions (31 / 36 apps where AH contributions could have been sought).	87.8% of housing proposal provided Affordable Housing contributions (41 / 46 apps where AH contributions could have been sought).	79% of housing proposal provided Affordable Housing contributions (33 / 42 apps where AH contributions could have been sought).
(Core) Average density of housing permitted on allocated sites.	30 dph in Hub Towns & 25 dph in Rural settlements.	Further investigation if less than 25dph in urban areas & less than 20dph in rural areas.	Hub Towns 29 dph	Hub Towns 29 dph	Hub Towns 37 dph	Hub Towns 31 dph	Hub Towns 31 dph	Hub Towns 24	Hub Towns 35 dph

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
			Rural Settlements 27 dph	Rural Settlements 24 dph	Rural Settlements 26 dph	Rural Settlements 22 dph	Rural Settlements 24 dph	Rural Settlements 40 ⁸	Rural Settlements 24 dph
Average density of housing permitted on windfall sites.	30 dph in Hub Towns & 25 dph in Rural settlements.	Further investigation if less than 25dph in urban areas & less than 20dph in rural areas.	Hub Towns 92 dph Rural Settlements 20 dph	Hub Towns 60 dph Rural Settlements 19 dph	Hub Towns 40 dph Rural Settlements 24 dph	Hub Towns 62 dph Rural Settlements 27 dph	Hub Towns 38 dph (74% BF) Rural Settlements 21 dph (70% BF)	Hub Towns 26.9dph (67% BF) Rural Settlements 18dph (51% BF)	Hub Towns 37dph Rural Settlements 20dph
Number of sites & pitches permitted & completed for gypsies & travellers accommodation.	40 additional Gypsy Traveller pitches are provided by the end of 2015.	Less than 40 permitted by the end of 2015.	15 pitches permitted since GTANA 2010	19 pitches permitted since GTANA 2010.	26 pitches permitted since GTANA 2010.	35 pitches permitted since GTANA 2010.	38 pitches permitted since GTANA.	51 pitches and 1 travelling show persons yard permitted since GTANA 2010	53 pitches and 1 travelling show persons yard permitted since GTANA 2010
Progress towards take up of allocated sites for gypsies & travellers accommodation.	40 additional Gypsy Traveller pitches are provided by the end of 2015.	Less than 40 permitted by the end of 2015.	Planning permission gained for 3 at Castle Quarry	3 pitches delivered at Castle Quarry.	Application to de-register common land in Kilgetty successful.	Planning application at Kilgetty anticipated by end of 2017	Planning application for 12 pitches at Kilgetty under consideration during this AMR.	Permission granted for 12 pitches at Kilgetty (17/0790/PA) and funding in place.	Allocated extension to Kilgetty Kingsmoor site under construction.
Meeting newly arising need (post 2014) by the end of 2019 (Level of need identified within Gypsy Traveller Accommodation Needs Assessment produced end of 2014).	Need identified in 2014 survey met by the end of 2019.	Identified need not met by 2019. Survey superseded by 2015 GTAA. The Authority has produced a draft GTAA 2019 which remains with Welsh Government for Authorisation (Aug 2020). The level of need within the 2019 draft is reduced, in-line with longer term trends.							
Meeting newly arising (2016) need by the end of 2021 Level of need identified within Gypsy Traveller Accommodation Needs Assessment (produced end of 2016)	Need identified in 2016 survey met by the end of 2021.	No trigger.	N/A	N/A	Draft GTAA has been produced but not yet finalised.	GTAA approved by Welsh Government 2016.	GTAA 2015 identified a need for 32 pitches plus 2 travelling show-peoples yards. A total of 19 pitches permitted since the GTAA.	GTAA 2015 identified a need for 32 pitches plus 2 travelling show-peoples yards. A total of 31 pitches and 1 travelling showpersons yard permitted	GTAA 2015 identified a need for 32 pitches plus 2 travelling show-peoples yards. A total of 33 pitches and 1 travelling show persons yard have been approved, and 1 established yard is outside enforcement for elements of the development. Need has been met.

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

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Number of applications approved contrary to the protective aim of Policy GN.33.	0	3 over 3 years.	0	0	2 (14/1103/PA, 15/0132/PA)	0	0	0	0
<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 2018-2019 was published on the 9th December 2019. It indicated that PCC had a 3.5year land supply. This falls below the target of 5 years and is below the trigger for further investigation (5.5 years) established by the AMR. This is the second year that PCC has not had a 5 year land supply since 2014 and reflects the fact that the LDP is due to expire at the end of 2021. A number of LDP allocations which have not progressed with planning applications have now fallen out of the 5 year land supply, in accordance with WG guidance. These sites and the overall LDP housing requirement will be re-assessed as part of the Review of the LDP. Welsh Government has now amended the process by which an Authority's available land is assessed. The updated methodology will be used for the next AMR (AMR 8).</p> <p>267 new dwellings were built in this monitoring period. This figure was based on a partial desktop survey as a result of the Covid-19 lockdown, drawing on building regulations data. As not all housing developers use PCC Building Regulations service, this figure should be considered a minimum total and is likely to be an underestimate. In total 2789dwellings have been completed since Plan adoption. Analysis conducted as part of the Plan Review suggests that the overall population and household projections used to derive the LDP target were high in comparison with more recent projections and that migration levels over the last 5 years have been below historic levels. This is likely to have impacted on local build rates. Further analysis of housing need will take place as part of Plan Review.</p> <p>The target of 15% of affordable housing has been met for completions and for permissions this year. The trigger for further investigation has not been met.</p> <p>In terms of the strategic housing sites identified in the Plan all 3 have met the trigger for review. Planning permission was been gained for 729 residential homes on the sites identified at Slade Lane North & Slade Lane South in Haverfordwest in AMR 1. As reported in AMR 2, the applicant has discharged all pre-commencement conditions in relation to access & access works have almost been completed to the site. All pre-commencement financial contributions required by the S.106 agreement have been received by the Authority. A Section 278 agreement has been completed & a bond received by the Authority. The Sewage bond & utility infrastructure agreement have been completed & bonds paid. A land transfer for Education purposes has also taken place. A section 73 application has been made to extend the time for submission of the Reserved Matters on the residential element of the proposal. A further application relating to this site was determined in AMR year 5 – 17/0520/PA, a variation of condition application on 12/0829/PA, conditionally approved on 13/10/17. A Reserved matters application 18/1040/PA for 115 dwellings was approved on 26/7/19.</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 further planning application, to extend the time period for the submission of reserved matters, was conditionally approved in AMR year 4. The section 106 was signed on 4th August 2016.</p> <p>From those residential developments on which PCC was able to seek contributions towards affordable housing it did so on 79% (33 out of 442 planning applications). PCC was not able to seek contributions towards affordable housing on a total o8 applications as 1 site was unviable, revised permission that was determined during the JUDP, a Change of Use where the proposal was reverting back to its original use, two whereby the contributions were secured at Outline, and three S73 applications. In total 70 Affordable Homes gained planning permission, of these 62 affordable homes were negotiated through section 106 legal agreements, with financial contributions of just over £1,940,706.95 signed in the last financial year.</p> <p>PCC continues to monitor the number of permissions given on exception sites – in 2018-2019 2 units were granted as exception site, in 2017-2018, 1 housing exception site was granted permission with a total of 30 units compared with 2016-17, 5 affordable housing exception sites were granted permission with a total of 64 units, 2015-16 1 new permission was granted for 10 units with none in 2014-2015 and 47 units in 2013-14, this is significantly higher than the Plan's targets. In this year's AMR 10 units have been granted as an exception site.</p> <p>In line with commitments in the SPG & AMR, PCC is continuing to monitor house prices & other indicators to assess whether any changes are required to the levels of Affordable Housing contributions set out as indicative targets. Monitoring to date has indicated that no change is necessary & the targets of the Plan remain appropriate (see LDP Affordability Index). However, the matter is being reviewed in conjunction with preparation of LDP 2.</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 1829 units out of a total Plan target of 980 since adoption. An updated LHMA is anticipated during 2019 and will inform the Plan Review. Stakeholders have requested that the AMR include information on the way in which any commuted sums for Affordable Housing have been spent by the Authority. During the year 2019-</p>									

2020 6 schemes were identified and £157,404.17 was paid to RSLs by the Authority compared with 5 schemes and £134,298 in 2018-2019 £125,291 in 2017-2018, 2016-2017 - four schemes were identified and £107,909.96 was paid to the RSLs by the Authority.

In relation to density, figures are largely on target on allocated sites & on windfall sites in urban and rural areas..

Gypsy Traveller Provision

This draft GTAA was approved by Welsh Government in February 2016 & indicated a need for 32 pitches between 2015 & end of 2020 – a lower need than that indicated by previous assessments. This lower need suggests that the number of private pitches gaining permission is having an impact on the levels of need in Pembrokeshire. In terms of Gypsy Traveller pitches, since the GTAA assessment took place in 2015 (approved by Welsh Government 2016), consent has been granted for 33 traveller pitches, including consent for 12 pitches providing an extension to the council site at Kingsmoor Kilgetty. Development has commenced to implement the consent (17/0790/PA), with delays due to Covid 19. In terms of the LDP, current allocations & policies are enabling both private & allocated sites to gain permission & on this basis no further investigation is required at present. An updated GTAA was submitted to WG in Autumn 2019, but has not yet been approved. Once agreed this document will inform Plan Review.

Strategic Objective: Delivering design excellence & environmental quality (B) & Protecting & enhancing the natural & built environment (J)

Number of planning permissions granted contrary to Policy GN.1, the protective aim of criterion 3.	0	More than 4 such permissions in 4 years.	6	12	1	0	0	0	0
Number of housing permissions within Settlement Boundaries as a percentage of all housing permissions.	98%	5% a year outside settlement boundaries over 4 years.	94%	96.9%	93%	93%	95.5%	95.7%	95.2%
Number of permissions approved contrary to Policy SP16.	0	More than 4 in 4 years.	0	0	0	0	4 (All determined by appeal)	0	0
(Core) Amount of Greenfield land lost to development (ha) which is not allocated in the Plan.	None (No target)	None (No trigger)	365.07 ha	299.8 ha	41.14 ha	62.52ha	46.339 ha	15.18ha	17.63ha
Amount of Greenfield lost to development outside settlement boundaries.	None (No target)	None (No trigger)	338.98 ha	280.64	32.02 ha	50.22 ha	28.49 ha	17.43ha	16.5ha
Loss of Open Space as a result of development (ha) which is not allocated in the Plan.	None (No target)	None (No trigger)	0	0.15ha (13/1092/PA)	0	0	0	0	0
Number of planning permissions granted contrary to the aim of Policy GN.37.	None	More than 4 in 4 years.	0	0	0	0	0	0	0
Number of planning permissions, listed building consents & SAM consents granted contrary to Policy GN.38.	None	More than 4 in 4 years.	3	12	2	0	1	0	1 ⁹

⁹ 14/0158/PA Milford Haven Marina

LDP Indicator	Target	Trigger	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
(Core) Amount of new development (ha) permitted on previously developed land (brownfield, redevelopment & conversions) expressed as a percentage of all development permitted.	No target	No trigger	80.75ha (18%)	46.87ha (11.3%)	291.05ha (85%)	115.50ha (63%)	57.51ha (50.6%)	59.87ha (82%)	124.77ha (73%)
(Core) Amount of waste management capacity permitted	No target	No trigger	3.65 ha	4.20 ha	3.32 ha	1.11 ha	1.00 ha	1.20 ha	5.05 ha
Progress towards finding a new Civic Amenity Site to serve SE Pembrokeshire.	Provision of new site by 2015.	No planning permission in place by April 2014 & if site is not operational by 2015.	Devonshire Drive, near New Hedges conditionally approved 17/07/14	New facility conditionally approved on 17/07/14 operational from Easter 2015.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.
Winsel – Provision of extension to civic amenity site	Scheme implemented	No planning permission in place by April 2014 & if site is not operational by 2015.	Planning permission was granted on 0.23ha of the allocated site on 08/05/13.	The site is fully operational.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.	The requirement of this indicator has been met.

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

The area of Greenfield land permitted for development which is not otherwise allocated is still above the target of 0ha. The area of Greenfield land lost to development in countryside locations is 16.5ha which is lower than previous years and as previously relate to a range of uses such as those relating to agriculture (sheds, milking parlour & slurry lagoons), a small area permitted for residential use (rural enterprise workers dwellings and one planet development), some tourism proposals such as upgrading existing facilities and also renewable energy proposals and a burial ground. The Authority will continue to monitor this area.

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

The new waste management capacity permitted between 01/04/19 & 31/03/20 was 5.05 ha on 5 sites and involving 6 applications:

1. Material Recycling Facility, Withyhedge Landfill Site, Rudbaxton – Variation of condition 2 (temporary use of site and restriction of planning permission 06/0165/PA) to extend the recycling use of the site (2.71 hectares)
2. Tangiers Quarry, Tangiers Farm, Haverfordwest Operation of a construction and demolition recycling facility within the quarry (0.79 hectares)
3. Plot 12A, Waterston Industrial Estate, Main Road, Waterston – Change of use of existing end of life vehicle recovery site to include metal and waste electrical and electronic equipment (WEEE) bulking facility (0.35 hectares)
4. Waterston Industrial Estate, plot 12A, Main Road, Waterston – Non-material amendment to condition 4 (use of site) for pp 19/0244/PA (see above) (0.35 hectares – see above)
5. Unit 29 and 29A, The Dockyard, Pembroke Dock – Change of use of building to a Waste Transfer Station, to bale source-segregated recycling and to bulk source-segregated waste streams, absorbent hygiene products, dry mixed recycled and residual waste for onward transportation for recovery or disposal elsewhere (0.23 hectares)
6. Pembroke Oil Refinery, Rhoscrowther – Relocation of spoil associated with laboratory development at the Valero Refinery (0.98 hectares)

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

Appendix 2 – Progress towards delivery of safeguarded transport routes and improvements (GN.39) – retained information from the year 6 AMR (this table will not be further updated, as a comprehensive review of safeguarded schemes has taken place in conjunction with preparation of the Deposit LDP 2)

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 are highlighted)
A.40 Llanddewi Velfrey to Penblewin	None	None	Not started		Welsh Government Trunk Road Forward Programme Phase 3 scheme. Planned construction start Summer 2021 , end Autumn 2022. Funding: £45m , including £23m EU funding.
Improvement to the A.40 west of St. Clears	None	None	Not started		Regional Transport Plan for SW Wales, page 46 - priority 3 scheme. WG (12/06/15) provided an update on the A.40 Improvement Study. It concluded that dualling of the A.40 could provide positive returns in the longer term, but there is a strong case for discrete measures involving a 2 + 1 carriageway layout in the shorter term. An Employer's Agent was to develop additional packages of improvements for the A.40.

Local road improvement schemes

Site Name	Applications received	Current permissions (at 01/04/14)	Date project started	Project completion date	Notes section (changes to information in LDP is in italics / highlighted)
Northern Distributor Network – Bulford Road link (Johnston to Tiers Cross)	11/0772/PA – C3013 road improvement scheme, conditionally approved 10/09/12 (Non-material amendments – 15/0407/NM & 15/0410/NM).	11/0772/PA – implemented 15/0407/NM – implemented 15/0410/NM – implemented	2014/15	2015/16	Funding – WEFO convergence funding with WG Local Transport Fund grant & PCC match funding. Completed July 2015
Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) & Phase 2 (Pembroke Western Bypass)	None	None	Not started		Joint Transport Plan (JTP) for South West Wales medium & long term programmes (2020 – 2030), page 39. Phase 1: Outline design completed 2010; & Phase 2: Department for Transport Stage 2 Assessment undertaken in 2007. Funding – no current Local Transport Fund commitment. Because of the age of the previous assessments and design work all this work would need to re-done, albeit with input from previous studies.
Blackbridge Access Improvement & Waterston Bypass	None	None	Not started		Joint Transport Plan for South West Wales Programme for 2015-20, page 25 'Transformational connectivity project' & page 33 'Waterston Bypass (priority 24). Timing – uncertain. The developer Egnedol (purchaser of sites at Blackbridge & Waterston) proposed the construction of a biomass to energy facility at Blackbridge. Development of highway improvements is currently on hold due to the proposed access being via the estuary & sea

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)
					going vessels. There is currently no prospect of this scheme being developed as it was predicated on a major development that has not happened. Welsh Ministers refused planning permission for the Egnedol biomass facility proposal. PCC has commissioned an access study, the results of which are likely to supersede this scheme.
Southern Strategic Route – A.477 Nash Fingerpost to Energy Site corridor enhancement	10/0354/PA – Kingsfold Junction, re-alignment of B.4319 & C.3183 junction, conditionally approved 04/10/10 11/1145/PA – C.3183, Maidenwells – new link road & roundabout, conditionally approved 14/08/12 12/0131/PA – N of Glenside, Stoops Lake, Pembroke – re-alignment & widening of A.4075 & landscaping, conditionally approved 14/08/12	10/0354/PA – implemented 11/1145/PA – not started at July 2014 12/0131/PA – implemented	2012/13	Most elements completed by end of 2017/18	The Southern Strategic Route (Nash Fingerpost to Energy Site Corridor Enhancement) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 3). Timing – most elements now implemented. The Greenhill / Glenside re-alignment was completed in December 2015. A new link road & roundabout planned for Maidenwells has been subject to a public inquiry (November 2015). The Inspector's Report was received on 1 st July 2016 & recommends Orders be made. The scheme progressed to implementation stage, following completion of statutory processes, with scheme construction beginning in November 2016. The Maidenwells Bypass is now completed and opened in 2017.

Bus and rail interchanges

Site Name	Applications received	Current permissions (at 01/04/14)	Date project started	Project completion date	Notes section (changes to information in LDP is in italics / highlighted)
Fishguard (bus focal point)	None	None	April 2016 (design)	July 2019	Fishguard Town Centre Access Improvements, including bus focal point, are listed in the Joint Transport Plan for South West Wales, page 32, as a PCC scheme for delivery 2015 to 2020 (priority 2). Potential component of Town Centre School Site re-development. Funding – Local Transport Fund Grant funding from WG secured for 2016/17 through to 2019/20. Construction of the Fishguard Town Centre Improvements including the Chimneys Link was completed at the end of July 2019. The works include a bus focal point on the Chimneys Link.
Fishguard & Goodwick Railway Station (bus/rail interchange) (although not mentioned in the JTP, consideration of an inter-	15/0351/PA – Station Road Car Park, Station Hill, Goodwick – extension to car park & provision of	15/0351/PA	2012/13	New station building opened May 2012, further elements	Timing – the station re-opened in May 2012. Funding – WG Regional Transport Plan Grant. Local Transport Funding for 2015/16 has enabled work to increase car parking, to facilitate commercial use of the station building & additional sustainable transport 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)
modal freight transfer station here has been mooted)	external disabled access toilet – conditionally approved 14/08/15			completed in 2015/16	
Milford Haven (bus/rail interchange)	None	None	Not started		Joint Transport Plan for South West Wales, PCC scheme for delivery 2015 to 2020, page 33 (priority 21). No progress, but the scheme may be re-considered in tandem with the Milford Haven Waterfront development (planning application 14/0158/PA) which has been approved subject to completion of a s.106 legal agreement, resolution of ecological matters and compliance with various planning conditions (the consent will not be issued until the legal agreement is completed and ecological matters resolved). Timing – uncertain. Funding – no Local Transport Fund Grant commitment ¹⁰ .
Pembroke Dock (bus/rail interchange)	12/0375/PA – land E of Water Street & N of Pembroke Dock Railway Station – public transport interchange – conditionally approved 31/10/12	12/0375/PA - implemented	2014/15	Phase 1 completed 2014/15 & phase 2 completed in 2015/16	Joint Transport Plan for South West Wales, page 33 (priority 17). Timing – phase 1 completed 2014/15 & phase 2 completed 2015/16. Funding – Local Transport Fund Grant 2014/15 for phase 1 construction & 2015/16 for phase 2. This scheme was completed in 2015/16.

Rail network improvements

Site Name	Applications received	Current permissions (at 01/04/14)	Date project started	Project completion date	Notes section (changes to information in LDP is in italics / highlighted)
Clunderwen Railway Station improvement	None	None	2013	2013	Timing – access improvements completed 2013.

Park and ride schemes

Site Name	Applications received	Current permissions (at 01/04/14)	Date project started	Project completion date	Notes section (changes to information in LDP is in italics / highlighted)
Tenby Park & Ride Scheme (possibly with implications for non National Park locations)	04/0338/PA, 04/1453/PA & 04/1455/PA	None in PCC planning area	Not started		Forms part of the Tenby Sustainable Access Project, which is in the Joint Transport Plan for South West Wales, page 33 (priority 22). Timing – uncertain. Funding – ‘Sustainable Access Study for Tenby’ completed, 2012.

¹⁰ August 2016

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)
	Each of these applications proposes a business park, foodstore & park & ride facility on land adjacent to the A478 at New Hedges. None of them received planning consent.				No Local Transport Fund Grant commitment at present.

County Council programmed highway schemes

(Where not otherwise included)

Schemes safeguarded by the LDP					
Site Name	Applications received	Current permissions (at 01/04/14)	Date project started	Project completion date	Notes section (changes to information in LDP is in italics / highlighted)
B.4318 Gumfreston to Tenby Diversion & Improvement, Phase 3	None	None	2014/15	April 2016	LDP Candidate Site, submitted by PCC Transportation & Environment Directorate Timing – automatic flood warning & information signs completed in April 2016 (in place of a complex road improvement). Funding – by PCC.
B.4320 Monkton re-alignment	None	None	Not started		LDP Candidate Site, submitted by PCC Transportation & Environment Directorate. Timing – uncertain, but likely to be within the LDP plan period. Funding – no Local Transport Fund Grant commitment for 2016/17. Listed as a Joint Transport Plan aspiration that is unlikely to be delivered within the 5-year lifetime of the JTP. Included within the JTP medium to long-term programme for 2020 to 2030, page 39. Unlikely to be undertaken independently of the Pembroke Western Bypass, which justifies it.
A.40 High Street to A.487 West Street ('Chimneys' link), Fishguard	Various permissions are now in place	None	April 2016	July 2019	Scheme linked to broader town centre regeneration, including an improved food-store. The scheme has been supported by WG (the completed road would become part of the trunk road network) to ameliorate highway impacts in the centre of Fishguard. Fishguard Town Centre Access Improvements, including bus focal point, are listed in the Joint Transport Plan for South West Wales, page 32, as a PCC scheme for delivery 2015 to 2020 (priority 2). These are potential components of the Town Centre School Site re-development. Funding – Local Transport Fund Grant from WG secured between 2016/17 and 2019/20 . This scheme is part implemented by the development work (i.e. enabling infrastructure linked to the store), with the remainder funding coming from WG. The Fishguard Town Centre Access Improvements project will be completed in July 2019 . Local Transport Funding from WG for 2019/20 will allow completion of the Fishguard Town Centre Improvements, including the Chimneys Link.

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	October 2018		<p>Provision of a walking & cycling route from Haverfordwest to Narberth, connecting to National Cycle Network Route 4 at Haverfordwest, also to Bluestone & the Pembrokeshire Trail¹¹.</p> <p>Timing – progress dependent on access through Slebech Park.</p> <p>Listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7).</p> <p>SUSTRANS has completed a feasibility study of the Narberth to Haverfordwest route as part of a RDP funded project with initial feasibility work started in 2016/17.</p> <p>This scheme secured WG Local Transport Fund grant in 2018-19 for the construction of phase 1 from Eagle Lodge to Blackpool Mill.</p> <p>Funding was recently secured for the second phase of the project from Narberth to Canaston Woods with work scheduled to commence in October 2019.</p>
Haverfordwest Sustainable Town Centre Project	None	None	Not started		<p>Scheme to improve sustainable access to & within Haverfordwest, targeting primary origin & destination sites, improvements to the street environment & development of infrastructure to support walking, cycling & public transport.</p> <p>Timing – uncertain.</p> <p>Funding – WG funding for the Sustainable Travel Centre Project has ceased. It is envisaged that parts of this project will be progressed through Active Travel initiatives & the development-led Haverfordwest Master Plan project, details of which are set out below.</p>

Schemes not safeguarded by the LDP					
Site Name	Applications received	Current permissions (at 01/04/14)	Date project started	Project completion date	Notes section (changes to information in LDP is in italics / highlighted)
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 & operation of a superstore & petrol filling station, with landscaping & infrastructure, including new junctions, improvements to the local highway network & preparatory earthworks, conditionally approved 31/01/14	12/0829/PA	2014/15	Churnworks Junction Improvement & Sidney Rees Way Improvement completed 2014/15. Other elements not yet started.	<p>1. Churnworks Junction Improvement was opened in April 2015. Construction was funded partly through Section 106 contributions & partly through the Local Government Borrowing Initiative.</p> <p>The following aspects of the scheme are at design or feasibility stage:</p> <p>2. Active travel / shared use path links (SUP link between Thomas Parry Way and Castle High completed in 2016/17).</p> <p>3. Bridgend Square Roundabout to be re-marked in 2017/18 to improve circulation. This has been completed.</p> <p>4. Town Centre (Swan Square) enhancement & access project to be undertaken now the new Library scheme is complete.</p> <p>5. Improvements have also been completed to Sidney Rees Way, including a right-hand turn into Withybush Hospital.</p> <p>6. Feasibility study to enhance Haverfordwest multi-storey car park, together with bus station access improvements, as part of the town centre redevelopment to be progressed in 2017/18. A current study is considering transport integration in Haverfordwest.</p> <p>Haverfordwest Masterplan (including Air Quality & Sustainable Access) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 5).</p>

¹¹ 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)
	(includes proposed modifications to Thomas Parry Way)				
North-west shared use path link into Haverfordwest (Pelcomb Bridge to Pelcomb Cross & Simpson Cross to Roch).			2017		North-west shared use path link into Haverfordwest (Pelcomb Bridge to Pelcomb Cross & Simpson Cross to Roch) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). The Pelcomb Bridge to Pelcomb Cross section has been completed. Local Transport Fund Grant from WG in 2017/18 allowed shared use path to be constructed.
Completion of the cycle route from Milford Haven to Johnston & to St. Ishmaels & Dale.			One element started in 2015/16	One element completed in 2015/16	Completion of the cycle route from Milford Haven to Johnston & to St. Ishmaels & Dale is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). A new Shared Use Path linking Johnston (NCN Route 4) to Bulford Road & Tiers Cross completed in March 2016. Elements of the Milford Haven to Johnston scheme may be progressed by SWTRA. Partly in the National Park.
Fishguard to Llanychaer shared use path.			Not started		Fishguard to Llanychaer shared use path is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). A Welsh Government Local Transport Fund grant was secured for 2015/16, which funded the completion of a feasibility study on a shared use path. The route is partly within the Pembrokeshire Coast National Park.
Fishguard to Letterston shared use path (phase 2).			Not started		Fishguard to Letterston shared use path (phase 2) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). Elements of the scheme may be progressed by SWTRA.
Pembroke Dock to Milton shared use path.			Pre-LDP adoption.	Strawberry Lane to Slade Cross completed in 2014/15. Further elements completed by SWTRA in 2017/18.	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 Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). Further elements of the Shared Use Path scheme, near to Lower Nash Farm and the WP Lewis & Son Garage were completed by SWTRA in 2017/18.
Fishguard Harbour Development.			Not started		Fishguard Harbour Development is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 19).
Haverfordwest Airport Extension.			Not started		Haverfordwest Airport Extension is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 20).
Northern Distributor Network – phase 2			Not started		Northern Distributor Network – phase 2 – is listed as a Joint Transport Plan aspiration (page 39) which is unlikely to be delivered within the 5-year lifetime of the JTP. The project will improve access & connectivity towards the South Hook & Waterston areas. This project will complement the recently completed Bulford Road scheme between Johnston & Tiers Cross. It will also seek to reduce restrictions on the highway network at Johnston & Merlins Bridge.
Haverfordwest Northern Bypass			Not started		Haverfordwest Northern Bypass is listed as a Joint Transport Plan aspiration (page 39) which is unlikely to be delivered within the 5-year lifetime of the LTP.

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)
Cardi-Bach Community Links – walking & cycling			Not started		Cardi-Bach Community Links – walking & cycling – is listed as a Joint Transport Plan (page 40) medium to long-term aspiration that is unlikely to be delivered within the 5-year lifetime of the JTP. The route corridor of the disused Cardi-Bach railway runs in part through east & north-east Pembrokeshire.
Fishguard to Letterston shared use path (phase 3)			Not started		Fishguard to Letterston shared use path (phase 3) is listed as a Joint Transport Plan (page 40) medium to long term aspiration which is unlikely to be delivered within the 5-year lifetime of the JTP. Elements of the scheme may be delivered by SWTRA.
Letterston to Maenclochog shared use path			Not started		Letterston to Maenclochog shared use path is listed as a Joint Transport Plan (page 40) medium to long-term aspiration that is unlikely to be delivered within the 5-year lifetime of the LTP.
Freystrop to Hook & Llangwm shared use path			Not started		Freystrop to Hook & Llangwm shared use path is listed as a Joint Transport Plan (page 40) medium to long term aspiration which is unlikely to be delivered within the 5-year lifetime of the LTP.

Generic initiatives / schemes:

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

Appendix 3 – Sustainability Appraisal Monitoring Framework

Methodology

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

The tables in this Appendix expand the assessment of the performance of the Plan against the SA Objectives. As in the previous AMR, qualitative and quantitative data for the SA Objectives have been used with a commentary describing progress where this data are available. The table also identifies whether any actions for the SA monitoring are proposed. A traffic light system has been used to illustrate the overall performance of the SA Objectives below too. The traffic light system is mechanism to highlight the specific areas of the SA which should be reviewed. As the LDP is currently under review, any potential issues will be thoroughly reviewed for the replacement LDP. None of the SA Objectives are in the red category, and in terms of the SA Objectives, there are no major areas of concern.

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

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

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

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

15. Reduce the impacts of flooding and sea level rises							
16. Use land efficiently and minimise contamination	G	G	G	G	G	G	G
17. Safeguard soil quality and quantity							
18. Protect and enhance biodiversity	G	A	A?	A?	A	A	A
19. Protect and enhance the landscape and geological heritage							
20. Encourage quality locally distinct design that complements the built heritage	G	G	G	G	G	G	G
21. Protect and enhance the built heritage and historic environment							

SA Objectives	Potential SA indicators	Data	Commentary
1. Develop and maintain a balanced population structure	<ul style="list-style-type: none"> % of population aged 65+ 	<p>2011 census data: % of Pembrokeshire population 65 and over = 21.8% compared to 18.4% in Wales (ONS, 2011) 19.2% in Pembrokeshire and 17.39% in Wales in 2001 (ONS, 2001). Census data is unchanged.</p>	<p>The 2011 Census has revealed that the percentage of the population over the age of 65 has increased by 2% in 10 years. 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. 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). Number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 2018 = 63 (54 in 2013, 60 in 2014, 61 in 2015, 62 in 2016, 65 in 2017), compared to 986 (1,144 in 2013, 1,263 in 2014, 1,186 in 2015, 975 in 2016, 930 in 2017) in Wales for the same period (WG Statistics, 2019). Limited a lot by a health problem/disability = 16% in Pembrokeshire (15% in 2011/12, 16% in Wales in 2012 and 15% in 2014+15) (WHS, 2014+15). General health fair/poor 20% in Pembrokeshire (up from 19% in 11/12), 19% in Wales (Welsh Health Survey 2014/15).</p>	<p>Pembrokeshire has the 3rd greatest percentage of Lower Super Output Areas (LSOAs) in the most deprived 10% of areas for the Access domain, based on access to key services by bus and/or on foot (Single Needs Assessment, 2012). The number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 2018 has decreased marginally since the last AMR (WG Statistics, 2019). Sixteen percent of people in Pembrokeshire state that they are limited a lot by a health problem/disability (15% in Wales) (Welsh Health Survey, 2015). The percentage of people who report their general health as fair/poor is 20% in Pembrokeshire and 19% in Wales (Welsh Health Survey, 2015). The Welsh Health Survey ceased in 2015, health and related lifestyles are reported using the National Survey for Wales. The data for general health are not currently available by local authority area and are not comparable to the Welsh Health Survey. Future updates will look at Illnesses and Child Health (2019). Data will be available by health board (Hywel Dda Local Health Board in Pembrokeshire). 17.63 ha (15.18 ha last AMR period 18/19) of Greenfield land has been lost to development which is not allocated in the Plan. The area of Greenfield land permitted for development which is not otherwise allocated is significantly lower than in previous years. Proposals given permission on non-allocated greenfield land include a range of uses such as those relating to agriculture (sheds, milking parlour and slurry lagoons) and other uses. The Authority will continue to monitor this area. 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. Action: Continue to monitor SA Objective.</p>
3. Improve education opportunities to enhance the	<ul style="list-style-type: none"> Proportion of 15/16 year olds with Level 2 	<p>62.4% of 15/16 year olds with Level 2 Threshold in Pembrokeshire in 2017/18, compared with 67% in Wales (78.1% in Pembrokeshire, 77.8% in Wales in</p>	<p>The number of 15/16 year olds with Level 2 Threshold qualifications is lower than the Welsh figure (StatsWales, 2019) and the proportion of adults with no qualifications has fallen since 2004 (Nomis, 2019) though is still less than the Wales figure (8.8% in Pembrokeshire and 8.6% in Wales in 2018, and 15.9% in Pembrokeshire in 2004). The percentages in Wales and Great Britain and Pembrokeshire have fallen this year.</p>

SA Objectives	Potential SA indicators	Data	Commentary
skills and knowledge base	<p>threshold (5+ GCSEs at A*-C)</p> <ul style="list-style-type: none"> % of working age adults with no qualifications 	<p>2012/13, and 83% in Pembs, 84.1% in Wales in 2014/2015, 84.5% in Pembrokeshire, 84% in Wales in 2015/16), 66% in Pembs, 67% in Wales in 2016/17 (StatsWales, 2018).</p> <p>8.8% of adults (16-64) with no qualifications in Pembrokeshire in 2018 (13.8% in Dec 2013, 11% in 2014 and 2015, 11.7% in 2016, 9% in 2017), this has decreased since 2004 when the proportion was 15.9%. 8.6% in Wales in 2018 (8.7% in 2017, 9.6% in 2016, 10.5% in 2015, 10.0% in 2014, 10.6% in 2013) (Nomis, 2018).</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 Transport Plan 	<p>Number of people travelling to work by car in Pembrokeshire has increased from 57.45% in 2001 to 60.96% in 2011 (Census, 2011). Train = 0.47%, Bus = 2.88, by foot = 9.38%</p> <p>Wales increase from 61.23% to 63.77% from 2001 to 2011.</p> <p>The proportion of people working at home in 2001 in Pembrokeshire = 16.43% (9.72% in Wales), compared to 17.72% in 2011 (10.64% in Wales) (Census, 2011).</p> <p>Travel patterns (2015) indicate that travel to work makes up most of car journeys (JTP for S&W Wales, 2015).</p> <p>Johnston, Kilgetty and Fishguard/Goodwick Stations have seen minor increases in passengers (ORR, 2019)</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 2018/19.</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>Travel patterns were surveyed in 2014 for the Joint Transport Plan (JTP) for South and West Wales (SWW) (2015). The vast majority of trips by those sampled were for work or commuting. Many trips under 5km are for traveling to work, therefore actions to encourage active travel to work, or using public transport are proposed as part of the JTP for SWW (2015).</p> <p>Station users at Kilgetty and Johnston and Fishguard/Goodwick have seen a minor increase in 2017/18 (ORR, 2019).</p> <p>The LDP focuses development in settlements where services and facilities already exist. Though due to the rural nature of the County it is accepted there will be a high number of people using cars to travel to work.</p> <p>Action: continue to monitor SA Objective.</p>
5. Provide a range of high quality housing including affordable housing to meet local needs. 6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities.	<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 	<p>3.5 years</p> <p>4.5 years housing land supply (16-17).</p> <p>Affordable homes granted planning permission 70 (includes 8 rural enterprise dwellings) (170 in March 2018-April 2019).</p> <p>Total number of dwellings built 2019/2020 = 267</p> <p>(2019-2020 Housing Survey)</p> <p>62 affordable homes provided via planning obligations.</p> <p>54.61 offences per 1,000 population to end of December 2018. This was 46.22 offences per 1,000 population in 2018</p>	<p>The housing supply has fallen below the trigger level. This is being reviewed as part of the LDP review. The LDP had a 4.5 year housing land supply (2017-2018, JHLAS), this was 5.1 in 2016-17 and 2015-16, 5.3 in 2013-14, 4.9 in 2012-13 (JHLAS, 2013-14).</p> <p>267 dwellings completed between March 2019 and April 2020. 419 dwellings completed between March 2018 and April 2019. 286 dwellings were completed between March 2017 and April 2018 (2018-2019 Housing Survey), compared with 459 in 2013-2014 and 588 in 2014-15, 405 in 2015-16, 365 in 2016-17.</p> <p>70 affordable homes have been granted planning permission compared with 323 in 2013-14 and 265 in 14-15 and 125 in 15-16 and 190 in 16-17, 133 in 2017-18, 170 in 2018 – 2019. 62 of these were through planning obligations, compared with 232 in 2013-14 and 220 in 14-15 and 74 in 15-16, 141 in 16-17, 59 in 2017-18 and 7 in 2018 -2019.</p> <p>Gypsy and travellers accommodation: 51 pitches and 1 travelling show persons yard permitted since GTANA 2010. Permission granted for 12 pitches at Kilgetty. The target of 40 pitches by the end of 2015 has not been met therefore further investigation has taken place.</p> <p>The crime rate for Pembrokeshire was 54.61 (offences per thousand residents) at the end of December 2018. The number of headline offences per 1,000 population was 46.22 in 2017, 40.68 in 2016, 38 in 2014-15 compared with 36.98 in 2012/13 in Pembrokeshire (64.07 in 2003/04) which compares with 57.35 in Wales in 2012/13 and 98.97 in 2003/04 (Police.uk, 2019).</p>

SA Objectives	Potential SA indicators	Data	Commentary
7. Protect and enhance the role of the Welsh language and culture	Welsh speakers	(43.76 in 2017, 40.68 in 2016, 38 in 2014/15, 64.07 in 2003/04 in Pembrokeshire). 57.35 in Wales in 2012/13 and 98.97 in 2003/04 (Police.uk, 2019; ONS, 2015). 19.2% of population speak Welsh compared with 21.8% in 2001 (Census, 2001 and 2011).	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. The LDP cannot influence crime rates; however the LDP seeks to improve community safety through design. This aspect is difficult to monitor. The number and proportion of housing planning permissions at the different levels of the settlement hierarchy is monitored for the AMR, and the level of services will be monitored at Plan review. The LDP focuses development in settlements where services and facilities already exist. The LDP provides for housing (including affordable housing) in local communities where the Welsh language has a significant role. This can be assessed in more detail at Plan review. The LDP has considered Welsh language in terms of phasing development and Policy SP 9 allows further consideration for Welsh language. Action: continue to monitor the SA Objectives and assess at Plan review.
8. Provide a range of good quality employment opportunities accessible to all sections of the population. 9. Support a sustainable and diverse local economy	<ul style="list-style-type: none"> Claimant count amongst working age population (%) % of economic activity by sector Number or % of vacant floorspace within Town Centres Planning permissions for tourism development s/employment development s per year. 	<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%) 75.6% in 15/16 (75.3%) 76.2% in Jan 16-Dec 16 (74.8%) 75.8% in Jan 17-Dec 17 76.0% in 18/19 (76.7%)</p> <p>GVA per head Pembrokeshire = £17,005 in 2017, provisional (£19,899 per head in Wales, provisional) (StatsWales, 2019). Town centre development = 0% with 200 sq m permitted outside town centres. Change of presence of A1 uses Less than target in the following Town Centres: Fishguard Narberth Pembroke Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary). Haverfordwest = 17% Pembroke Dock = 25% Milford Haven = 19% Pembroke = 9% Fishguard = 17% Narberth = 9%</p>	<p>The economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses) was 76.0% in 2018 (76.7% in Wales) (Nomis, 2019). The GVA per head in Pembrokeshire (South West Wales area) was £17,005 per head in 2017 (provisional), £17,635 per head in 2016, £17,155 in 2015, £15,842 in 2014 and £16,293 in 2013 (£19,899 per head in Wales, provisional £) (StatsWales, 2019). WG refused a major biomass facility a Development of National Significance (DNS) at Blackbridge (a Strategic Employment site) a Development of National Significance (DNS). Continue to monitor. The amount of major retail, office and leisure development permitted in town centres was 0% (200 sq m (net) permitted outside town centres). The change of presence of A1 uses (unit numbers & floorspace) in primary retail frontages less than the target (<66% of the linear frontage is A1 use class) in Fishguard, Narberth and Pembroke town centres. The percentage of ground floor vacant units in each Town Centre (within the identified LDP boundary): Haverfordwest = 17% in 18/19 (17% in 2018, 25% in 2017, 18% in 2016, 17% in 2015, 9% in 2014) Pembroke Dock = 25% (26% in 2018, 22% in 2017, 19% in 2016, 15% in 2015, 10% in 2014) Milford Haven = 19% (23% in 2018, 20% in 2017, 18% in 2016, 21% in 2015, 14% in 2014) Pembroke = 9% (10% in 2018, 12% in 2017, 7% in 2016, 6% in 2015, 9% in 2014) Fishguard = 17% (20% in 2018, 15% in 2017, 16% in 2016, 9% in 2015, 10% in 2014) Narberth = 9% (6% in 2018, 6% in 2017, 2% in 2016, 2% in 2015, 4% in 2014) Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock & Milford Haven and Fishguard. Milford Haven, Pembroke Dock and Fishguard have a vacancy rate which is over 5% higher than the national average, triggering a need for further investigation. Vacant land 2013: 193 ha (1,925,000 sqm). Vacant land 2015: 316 ha (3,167,205 sqm). Vacant land 2016: 219 ha (1,925,000 sqm). Vacant land 2017: 216 ha (2,161,648 sqm) Vacant land 2018: 212 ha No applications have been approved contrary to the tourism policies (GN.19). In total, 11 applications relating to tourism were approved during the monitoring period. The range of tourism permissions granted alongside the evidence of compliance with policies (see main AMR report) suggests that the policies of the Plan are allowing for a range of appropriate tourism developments to take place under the strategy of the LDP.</p>

SA Objectives	Potential SA indicators	Data	Commentary
		Applications relating to tourism permitted = 11 (10 in 17/18, 25 in 16/17, 30 in 2015/16, 16 in 2014-15)	The control and influence of the LDP has extremely limited influence on the broader economic context within which the Plan operates. Action: continue to monitor SA Objectives and also monitor tourism development permissions, town centre retail development and strategic employment sites.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	<ul style="list-style-type: none"> CO₂ emissions non domestic public stock Ecological footprint 	<p>Total CO₂ emissions in 2014 = 1,036 kt (naei.defra.gov.uk, 2016)</p> <p>CO₂ emissions from all sectors in 2017 = 763 kt (naei.beis.gov.uk, 2019)</p> <p>Ecological footprint 4.5 gha / person (2006), Wales = 4.4 gha / person (2006) (StatsWales, 2014), 3.28 gha per capital in 2011 (www.gov.wales, WG, 2015) no updates</p>	<p>The total CO₂ emissions in 1,036 kt in 2014 (1,146 kt in 2013, 1,166 kt in 2011 in Pembrokeshire, Wales = 29,096kt) (Assemblywales.org). No figures post 2014. However, CO₂ emissions from all sectors in 2015 = 974 kt, 2016 = 827.03 kt, 2017 = 763 kt (naei.beis.gov.uk, 2019).</p> <p>Ecological footprint 4.5 gha per person in Pembrokeshire (2006), Wales = 4.4 gha per person in 2006 (StatsWales, 2014). Welsh ecological footprint in 2011 was 3.28 global hectares per capita (Ecological and Carbon Footprints of Wales, update to 2011, 2015). This figure has not been updated.</p> <p>Emissions of CO₂ have been falling since 2005 across all sectors.</p> <p>The ecological footprint in Pembrokeshire is higher than the figure for Wales for 2006. The figures have fallen since 2003 (5.3 gha / person in Pembrokeshire and 4.7 gha / person in Wales). Ecological footprint is influenced by the consumption of goods and services. Car use is high in Pembrokeshire which is reflected in the ecological footprint. The updated figure for Wales 2011 is not directly comparable to previous estimates due to changes in the methodology.</p> <p>Action: continue to monitor SA Objective.</p>
11. Maintain and improve air quality	<ul style="list-style-type: none"> Days when air pollution is moderate or higher at Narberth AURN Achievement of emission limit values 	<p>Narberth AURN data:</p> <p>7 days in 2012</p> <p>19 days in 2013 (revised)</p> <p>3 days in 2014</p> <p>8 days in 2015</p> <p>11 days in 2016</p> <p>8 days in 2017</p> <p>28 days in 2018 (gov.uk, 2019)</p> <p>Two Air Quality Management Areas (AQMAs) as a result of previous nitrogen dioxide exceedance (PCC monitoring information, 2018)</p>	<p>Data not available for 2019/20. The number of days of moderate to high air pollution in Narberth Automated Urban Rural Network (AURN) were 28 days in 2018 (gov.uk, 2019). There has been no exceedance of NO₂ at Narberth or Pennar (monitoring at Pennar ceased 2016).</p> <p>Sampled pollutants at a County level include: benzene, nitrogen dioxide (NO₂), sulphur dioxide (SO₂), particulate matter (PM₁₀) and ozone. Exceedance of nitrogen dioxide in specific areas required two Air Quality Management Areas (AQMAs) declared in July 2012 in Haverfordwest and Pembroke town centres. Exceedances of NO₂ have been reducing, however monitoring is still ongoing for at least three years to ensure confidence in the results.</p> <p>Planning applications are assessed in relation to their potential to impact upon local air quality objectives. A guidance document for developers was produced in conjunction with Carmarthenshire, Ceredigion and Powys County Council's. Planning conditions, 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 Plans in subsequent AMRs.</p>
12. Minimise the generation of waste and pollution 13. Encourage the efficient production, use, re-use and recycling of resources	<ul style="list-style-type: none"> Total and percentage of municipal waste and municipal waste recycled, composted, used to recover heat, power and other energy sources, and land filled Electricity produced 	<p>Biodegradable Municipal Waste (BMW) landfilled in:</p> <p>2009/2010 = 23,786 tonnes</p> <p>2010/2011 = 20,325 tonnes</p> <p>2012/2013 = 17,971 tonnes</p> <p>2013/2014 = 13,543 tonnes</p> <p>2015/2016 = 6,523 tonnes</p> <p>2016/2017 = 5,046 tonnes</p> <p>2017/2018 = fig not avail.</p> <p>Waste reuse/ recycling/composting rates</p> <p>50% in 2011/2012</p> <p>53.1% in 2012/2013</p> <p>60.3% in 2013/2014</p> <p>65.4% in 2014/2015</p>	<p>The waste reuse/recycling/composting rates in Pembrokeshire for a rolling 12 months to end of March 2017 were 65.3% (StatsWales, 2018), this fell to 57.0% in 17/18 (StatsWales, 2019). The target for 2019/20 was 64% (Pembrokeshire.gov.uk). The WG target is 58% for 2016/17, (70% by 2024/2025). The WG target for recycling is likely to be achieved with Pembrokeshire contributing positively towards this. Figures only available up to 2018/19.</p> <p>The capacity of renewable energy developments permitted was 3.6 MW to March 2020, 0.89 MW to 2019, compared to 11.00 MW in 2018, 6.11 MW in 2017 and 34.77MW in 2016. This is compared with 68.60 MW in 2015, 108.427 MW in 2014 (2014 capacity permitted 28 February 2013 to 31 March 2014 (including allowed appeals on applications initially determined in the period to 31 03 14)).</p> <p>Action: continue to monitor SA Objectives.</p>

SA Objectives	Potential SA indicators	Data	Commentary
	<ul style="list-style-type: none"> from renewable sources Access to recycling facilities 	<p>64.9% in 2015/16 65.3% in 2016/17 57.0% in 2017/18 64% in 2018/19 (StatsWales, 2020)</p> <p>Renewable energy: 3.6 MW to March 2020 0.89 MW to March 2019 11.00 MW to March 2018 6.11 MW to March 2017 34.77 MW to March 2016 68.60 MW to March 2015 108.427 MW capacity permitted 28 02 13 to 31 03 14 (including allowed appeals on applications initially determined in the period to 31 03 14).</p>	
<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 water bodies in Pembrokeshire (Cleddau and Pembrokeshire Coastal Rivers Management Catchment Summary) in 2015:</p> <p>42% good 51% moderate 5% poor 2% bad (Natural Resources Wales, 2015)</p> <p>1 application permitted in floodplain areas to March 2020.</p>	<p>The General Quality Assessment of surface and groundwater quality has been superseded by Water Framework Directive objectives. All water bodies must achieve good status by 2027. NRW have a report on the Cleddau and Pembrokeshire Rivers Management Catchment Summary.</p> <p>Welsh Government is committed to reducing water pollution caused or induced by nitrates from agricultural sources. An important element of this has been a review of Nitrate Vulnerable Zones. Various options were put forward in the consultation document, including an all-Wales NVZ designation or bespoke designations relating to specific parts of Wales, including the Cleddau catchment area. This could have had significant impacts on the area in terms of water quality and planning applications for slurry lagoons. The Minister issued a written statement in 2018 referring to regulations being applied from 1 Jan 2020; taking on board comments received to the NVZ consultation. The LDP review and future AMRs will need to report on this.</p> <p>The Dŵr Cymru Welsh Water AMP 6 programme (2015-2021) to improve sewerage assets will be reviewed in subsequent AMRs. A Good Practice Guidance document on Slurry Stores was produced in 2013, which will help to improve water quality in the county. One application for was permitted in the in flood zone area as this was for a marina development, there were no residential approvals permitted in this monitoring period, (compared with 0 in 2017/18, 0 in 2016/17, 2015/16, 2014/15 and 5 in 2013/14). This does not reach the trigger for further action. The LDP ensures no development is permitted in flood zone and SUDS are incorporated into development schemes.</p> <p>Action: continue to monitor SA Objectives, particularly development in C1/C2 floodplain areas.</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 	<p>82% of new development on previously developed land = 59.87 ha to March 2019 (57.51 ha to Mar 18 (50.6%); 115.50 ha to Mar 17 (63%); 291.05 ha (85%) Apr 15-Mar 16; 46.87 ha (11.3%) Apr 14-Mar 15; 80.75 ha (18%) Apr 13-Mar 14.</p>	<p>50 permissions granted have specific conditions relating to contaminated land where a range of actions are required by the applicant/developer via planning conditions, for example investigation and risk assessment of contamination on the site, detailed remediation schemes.</p> <p>Development sites SPG identified where land contamination was present and when they come forward these schemes will require any contamination to be remediated.</p> <p>Action: continue to monitor SA Objectives.</p>

SA Objectives	Potential SA indicators	Data	Commentary
	developed land		
18. Protect and enhance biodiversity	<ul style="list-style-type: none"> % of designated sites in unfavourable condition Number of biodiversity sites affected by development 	<p>Up to date assessment of all European sites awaited from NRW. Marine sites now have indicative site condition assessments, with the majority of features in an unfavourable condition.</p> <p>0 planning permissions granted contrary to the aim of Policy GN.37.</p> <p>157 permissions incorporated ecological mitigation (2019/2020).</p>	<p>No nationally and locally important sites have been affected negatively.</p> <p>8 applications were assessed for Likely Significant Effect (LSE) on European site(s). 8 of these required an Appropriate Assessment. A recent Court of Justice of the European Union ruling has meant that this number has increased.</p> <p>The % of European sites (SACs and SPAs) in unfavourable condition in Pembrokeshire is not known – data are awaited from NRW. Three of the marine protected sites are generally in unfavourable condition.</p> <p>157 permissions incorporated ecological mitigation in the year 2019/2020. 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> <p>All planning applications are screened for their potential effect on protected sites.</p> <p>A planning tool has been developed to highlight and understand the importance and extent of ecological connectivity in the county.</p> <p>Action: continue to monitor SA Objective, the need for up to date assessments of European sites continues to provide uncertainty.</p>
19. Protect and enhance the landscape and geological heritage	<ul style="list-style-type: none"> Number of permissions granted contrary to GN.38. 	<p>2 planning permissions, listed building consents and SAM consents granted contrary to Policy GN.38 (2019/2020).</p> <p>0 permissions granted contrary to Policy GN.1, criterion 3.</p>	<p>Two planning permissions, listed building consents and SAM consents granted contrary to Policy GN.38 (in 2019/2020), however these were conditionally approved (one of which was determined to have a limited adverse effect on listed buildings, and the other was to facilitate improvements under the Disability and Discrimination Act 1995). 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>
20. Encourage quality locally distinct design that complements the built heritage	<ul style="list-style-type: none"> Number of permission granted contrary to GN.2. 	<p>0 permissions granted contrary to GN.2.</p>	<p>0 permissions have been granted as contrary to GN.2.</p> <p>SPG on Renewable Energy was approved and came into force on 31 October 2016.</p>
21. Protect and enhance the built heritage and historic environment	<ul style="list-style-type: none"> Number / % of buildings on buildings at risk register 		<p>The Haverfordwest Conservation Area Character Appraisal (CACA) and Management Plan was adopted in August 2014. New CACAs, for Fishguard, Goodwick and Lower Town, Fishguard, were adopted in November 2016, and Pembroke and Pembroke Dock appraisals have also been adopted (January 2018 and September 2017 respectively).</p> <p>Action: continue to monitor the SA Objectives.</p>

Appendix 4 – Allocations requiring project level Habitats Regulations Appraisal

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

TLSE Test for likely significant effects

HRA Habitats Regulations Appraisal

AA Appropriate Assessment

Site name	LDP Site reference	Application details	TLSE/ screening for HRA	Outcome
AMR 7				
Land at Chapel Hill, St Twynells, Pembroke, SA7 5HY	Not allocated	18/0270/PA The use of land for the stationing of two caravans, two touring caravans, together with utility day room, new access and stable block	TLSE	Development will not have a significant effect on the integrity of the SAC alone or in combination.

Site name	LDP Site reference	Application details	TLSE/ screening for HRA	Outcome
Milford Haven Waterway, The Dockyard, Pembroke Dock	Not allocated	18/1231/PA Provision of 5 no. off-shore marine energy test sites and 1 no. pontoon to facilitate the testing and development of marine energy projects and to allow for deployment and testing of components and sub-assemblies, ancillary activities and equipment in support of marine energy testing.	AA	No significant adverse effects on SAC provided appropriate conditions are applied to any consent
Sageston Fields, Sageston, Tenby, SA70 8TQ	Not allocated	19/0706/PA Residential Development (12 dwellings)	TLSE	Development will not have a significant effect on the integrity of the SAC alone or in combination.
Pembroke Oil Refinery, Rhoscrowther, Pembroke, SA71 5SJ	Not allocated	19/0708/PA Alterations and extension to screening embankments	TLSE	Development will not have a significant effect on the integrity of the SAC alone or in combination.
Cleddau reaches and public footpath PP28/15/1, east of Crow Hill, Haverfordwest	Not allocated	19/0845/PA Footbridge and associated works	AA	No significant adverse effects on SAC provided appropriate conditions are applied to any consent
Heritage Park, Stepside	Not allocated	19/0506/PA Installation of 75 basis for holiday lodges (static caravans), a spa facility, 4 holiday	AA	No significant adverse effects on SAC provided appropriate conditions are applied to any consent

Site name	LDP Site reference	Application details	TLSE/ screening for HRA	Outcome
		apartments, café and cycle hire an equestrian stables, ménage and associated office, rebuilding of plum tree hall, car park, site office, garages and landscaping.		
Woodlands Site, Withybush Road, Withybush, Haverfordwest, SA62 4BS	Not allocated	18/0195/PA Replacement offices, a new produce processing unit, staff car park and a water treatment plant	AA	No significant adverse effects on SAC provided appropriate conditions are applied to any consent
Asda Stores Ltd, Gordon Street, Pembroke Dock, Pembrokeshire, SA72 6DA	Not allocated	19/0886/PA To erect a new four pump (eight filling positions) petrol filling station with duel (two filling positions) HGV lane and associated works following the demolition of the existing petrol filling station	AA	No significant adverse effects on SAC provided appropriate conditions are applied to any consent

Appendix 5 – Breakdown of Housing Completions 2013-2019 by location

Settlement Name	Number of Units Complete 2013-14	Number of Units Complete 2014-15	Number of Units Complete 2015-16	Number of Units Complete 2016-17	Number of Units Complete 2017-18	Number of Units Complete 2018-19	Number of Units Complete 2019-20
Hub Towns							
Haverfordwest / Merlins Bridge	25	67	44	9	11	87	17
Fishguard / Goodwick	8	6	4	9	21	29	9
Milford Haven	184	100	48	71	28	64	64
Neyland	1	11	0	0	0	6	0
Pembroke	10	37	88	78	39	27	6
Pembroke Dock	44	73	39	30	20	9	21
Sub totals	272	294	223	197	119	222	117
Rural Town							
Narberth	14	7	4	7	21	50	84
Sub totals	14	7	4	7	21	50	84
Service Centres							
Crymych	2	6	6	5	3	5	2
Johnston	37	1	0	7	13	15	2
Kilgetty	1	2	2	43	15	0	0
Letterston	10	3	2	1	2	0	0
Sub totals	50	12	10	56	33	20	4

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Service Villages							
Abercych	1	0	0	0	2	0	0
Begelly	0	0	0	2	8	14	8
Boncath	0	0	2	2	0	0	0
Blaenffos	0	0	0	2	2	2	0
Bwlchygroes	0	1	0	0	0	0	0
Carew / Sageston	2	2	18	3	1	2	1
Cilgerran	1	0	1	0	1	21	9
Clarbeston Road	1	2	3	7	4	0	0
Clunderwen	0	1	0	0	0	2	1
Cosheston	1	3	0	1	1	2	0
Crundale	7	3	37	3	26	2	0
Eglwysrwr	0	0	0	0	0	1	1
Hayscastle Cross	0	0	1	0	0	0	0
Hermon	1	1	0	0	0	0	0
Hook	1	3	6	2	9	0	5
Houghton	0	0	2	0	0	0	1
Hundleton	0	1	0	4	5	5	3
Jeffreyston	1	0	0	2	0	0	0
Lamphey	0	40	0	1	0	0	1
Llangwm	1	0	0	0	0	0	0
Maenclochog	1	1	0	0	0	0	0
Mathry	2	0	0	1	0	1	1
Milton	0	2	0	0	0	0	0
New Hedges	0	3	1	0	0	0	1
Penally	3	2	3	3	0	1	0

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Pentlepoir	2	41	9	5	0	0	1
Robeston Wathen	0	0	0	0	0	1	0
Roch	4	19	1	1	2	1	0
Rosemarket	1	0	1	1	0	0	1
Spittal	5	1	0	0	1	0	0
St Dogmaels	2	4	3	0	1	2	0
St Florence	0	18	16	10	0	0	0
Tavernspite	2	1	0	0		0	0
Tegryn	0	2	1	0	0	0	0
Templeton	0	22	12	1	5	8	5
Sub totals	39	173	117	51	68	65	39
Large Local Villages							
Burton	1	2	1	1	0	1	0
Burton Ferry	0	0	1	1	0	0	0
Camrose	5	4	3	5	3	1	0
East Williamston	0	1	1	0	0	0	0
Freystrop	2	1	1	0	1	0	2
Hill Mountain	0	2	1	1	0	0	0
Keeston	4	1	1	1	5	5	6
Llanstadwell	1	1	0	0	0	0	0
Pen-y-bryn	1	0	0	0	0	0	0
Scleddau	1	27	0	0	0	0	0
Stepaside	0	0	2	0	1	2	1
Sub totals	15	39	11	9	10	9	9

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Small Local Villages							
Ambleston	2	1	0	0	0	0	1
Cold Blow	0	2	1	0	0	0	0
Glandwr	0	0	1	0	0	0	0
Little Honeyborough	0	1	0	0	0	0	0
Llanteglos	0	3	0	0	0	0	0
Llawhaden	1	0	0	0	0	0	0
Llwyncelyn	0	0	1	0	0	0	0
Maddox Moor	1	0	0	0	0	0	0
Martletwy	1	1	1	0	0	0	0
New Moat	0	0	0	1	0	0	0
Penffordd	1	0	0	0	0	0	0
Redberth	0	1	1	0	0	0	0
Reynalton	0	0	0	0	0	1	0
Sardis	0	0	0	0	0	1	0
St Nicholas	1	0	0	0	0	0	0
St Twynells	0	0	0	0	0	0	1
Thornton	0	0	0	1	0	1	1
Treffgarne	2	0	0	0	0	0	0
Walton East	0	3	2	1	1	0	0
Sub totals	9	12	7	3	1	3	3
Open Countryside							
Outside settlement boundary	60	51	32	42	34	50	11
Sub totals	60	51	32	42	34	50	11
Report Total	459	588	405	365	286	419	267