



**Pembrokeshire County Council**

**Local Development Plan**

**Annual Monitoring Report - 4**

**1<sup>st</sup> April 2016 – 31<sup>st</sup> March 2017**



## Contents Page

Contents Page .....	3
1 Introduction.....	11
2. Contextual Information .....	15
2 Summary of LDP Monitoring Outcomes.....	32
4 Summary of Sustainability Appraisal and HRA Monitoring Outcomes .....	47
5 Feedback from Consultation Events .....	51
6. Conclusions and Recommendations .....	55
7. Appendices.....	56
Appendix 1 – LDP Monitoring Framework.....	57
Appendix 2 – Progress towards delivery of safeguarded transport routes and improvements (GN.39) .....	104
Appendix 3 – Sustainability Appraisal Monitoring Framework .....	119
Appendix 4 – Allocations requiring project level Habitats Regulations Appraisal .....	132
Appendix 5 – Breakdown of Housing Completions 2013-2017 by location .....	135

## Executive Summary

- i. Pembrokeshire County Council adopted the Local Development Plan in February 2013. The Authority is required to produce an Annual Monitoring Report (AMR), each year, with Stakeholder input, and to submit this to the Welsh Government by 31<sup>st</sup> October. The AMR is based on the targets and triggers set out in Appendix 5 of the LDP - these assess how the Plan is working and whether there are any areas of concern which require further investigation. After four years the Authority must review the Plan as a whole, but there are provisions for interim partial review of the Plan should specific policy areas require this. The four year review date for the LDP was reached on 28/02/17, towards the end of AMR year 4. However, Welsh Government informally advised that review could commence following the Local Government elections in May 2017, early in AMR year 5. Hence the Plan adopted in 2013 is now in the early stages of review.
- ii. This is the fourth AMR to be prepared since the adoption of the Pembrokeshire County Council LDP. It provides an important opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the area. The document provides detailed analysis of the way in which the Plan is working, from the strategic context within which the Plan is delivering, its performance against strategic objectives to whether individual policies, with an identified monitoring requirement, are achieving their expectations. The report reflects the position at the end of the reporting year, although reference is made to significant change post-dating the reporting year

### Key Findings

- iii. Good progress has continued with Plan delivery in 2016-2017. Plan Review is now the priority for the LDP team, along with essential survey and monitoring tasks. Plan Review commenced early in AMR year 5, at a time of budgetary constraint and a reduced staff resource. A number of key Supplementary Planning Guidance (SPG) documents have been published during the year, including:
  - Planning Obligations (September 2016);
  - Renewable Energy (October 2016); and
  - Development Sites (update) (December 2016).
- iv. Additionally, further work has been carried out on Conservation Area Character Appraisals and Management Plans (CACAs). New CACAs, for Fishguard, Goodwick and Lower Town, Fishguard, were adopted in November 2016.

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

- The number of affordable homes built and permitted are meeting targets set. The number of overall homes (general market and affordable) being built and permitted are just below the targets set, but below the trigger for further investigation.
- The percentage of housing completions on allocations has just hit the trigger for further investigation (59% where the trigger is 60%). This in part reflects a delay in delivery on 3 strategic Housing Sites at Slade Lane (Haverfordwest), Maesgwynne (Fishguard) and Shoals Hook Lane (Haverfordwest). Planning permissions exist on two of these sites but no delivery has yet taken place.
- House price monitoring indicates that there is no need to adjust affordable housing contribution targets.
- The Authority has a 5 year land supply of Housing.
- LDP monitoring targets for employment land are generally being met. A range of sites and buildings have been developed for employment purposes since the LDP was adopted. Many of these have come forward on allocated sites, supplemented by further implemented permissions on windfall sites consented since 2013.
- Progress towards delivery of the strategic employment allocations has been gradual, as described in more detail later in this Report and a trigger for further investigation has been hit at the Trecwn Strategic Employment site due to delay in delivery.
- Less successful have been the three mixed use allocations of policy GN.7, none of which has been implemented. On two of these sites, the trigger for further investigation has now been activated.
- Retail indicators for the 4<sup>th</sup> year in a row suggest that many of Pembrokeshire's Town Centres are struggling.
- During AMR year 4, the consenting of further renewable energy schemes was at a very modest scale in comparison with the last few years, a result of significant reduction of feed in tariffs for these projects. Just 6.11 MW of additional renewable energy generating capacity was permitted in AMR year 4, in comparison with 34.77 MW in year 3, 68.6 MW in year 2 and 108.4 MW in year 1.
- A further 1.11 ha of new waste capacity was permitted, on two sites, during AMR year 4.
- For minerals, consent was granted for an extension to the extraction area at Penlan Farm Slate Quarry during AMR year 4. Good levels of hard rock resource are available in the Council's planning area, but a monitoring trigger has been activated in relation to terrestrial sand and gravel production, with

Pembrokeshire production now being solely within the Pembrokeshire Coast National Park.

- v. Discrete monitoring of Sustainability Appraisal and Habitats Regulations Appraisal objective indicates no significant issues which require further action.

### **Contextual Change**

- vi. Further significant changes have been introduced through legislation, guidance and other documents published during the reporting year:
- The Historic Environment (Wales) Act, 2016 is now in force.
  - Planning Policy Wales edition 9 was published in November, 2016.
  - Welsh Government's National Development Framework is in the early stages of preparation.
  - A new edition of Welsh Government's Technical Advice Note (Wales) 4 on Retail and Commercial Development was published in November, 2016.
  - Welsh Government has consulted on various planning related documents.
  - The UK Government has consulted on a National Infrastructure Assessment.
- vii. In terms of the local area, the Milford Haven Port Authority has developed a proposal linked to the Milford Haven marina mixed use development (recommended for approval in February 2015). The associated S.106 legal agreement remained unsigned at the end of AMR year 4. A further proposal for four floating hotel suites was consented in AMR year 4.
- viii. In November, 2016, plans were announced for a Combined Heat and Power Unit at the Valero Pembroke Refinery. This is a Development of National Significance, the application for which will be determined by the Planning Inspectorate. An application is anticipated in AMR year 5.
- ix. At one of the Plan's larger Housing sites in Maesgwynne, Fishguard, outline permission 07/1454/PA was granted conditional approval on 17/10/11. Section 73 application 14/0070/PA proposed extension of the time period for submission of reserved matters on the earlier outline application. This was granted conditional approval on 19/08/16, in AMR year 4.

### **Monitoring Targets – Trigger Points**

- x. Various indicators within the monitoring framework have associated triggers that have been activated, indicating a need for further investigation. Although none of the issues identified fundamentally undermines the Plan's Strategy, the review of the LDP (which has now commenced) provides an opportunity for the affected

policies and proposals to be reviewed with a view to overcoming the issues. The affected indicators are set out below:

- (Core) Amount of major retail, office and leisure development (sq.m) permitted in Town Centres expressed as a percentage of all major development permitted.
- Level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or GN.10 (farm shop).
- Change of A1 uses (unit numbers and floorspace in primary retail) frontages – below the target in Fishguard, Narberth and Pembroke.
- Percentage of ground floor vacant units in Town Centres where 5% higher than the National (UK) average – Milford Haven, Pembroke Dock and Haverfordwest. (Haverfordwest vacancy rate is inflated by a redevelopment scheme).
- 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. The trigger is for further investigation if the land bank drops below 12 years (hard rock) or 9 years (sand and gravel).
- Number of sites and pitches permitted and completed for gypsies and travellers accommodation. Progress is being made with delivery, but below identified need.
- (Core) Housing land supply (TAN 1) – a 5 year land supply is available. The trigger for further investigation is if land supply is below 5.5 years and that is the case.
- (Core) Amount of housing development permitted and built on allocated housing sites as a percentage of the total housing allocation and as a percentage of the total housing development permitted. Trigger is if permissions on allocated sites are below 60% of total at March 2017 – 59% of allocations built as a percentage of total completions so trigger hit.
- Progress towards delivery on the following housing sites: a) Slade Lane South, Haverfordwest, b) Slade Lane North, Haverfordwest, c) Maesgwynne,

Fishguard, d) Shoals Hook Lane – trigger hit on a) c) and d) as development has not commenced at 2017, although permissions exist at a) and c).

- (Core) The number of net additional affordable and general market dwellings built (TAN 2). Trigger hit as overall completions less than 50% of target at 2017. Affordable housing target has been delivered however.
- Planning permission granted for employment development on allocated sites within identified port areas (Blackbridge – Milford Haven; Goodwick – former Dewhurst Factory site; and Goodwick – Parrog). Trigger for further action – 50% without planning permission at Plan Review (2017) – activated because by 31<sup>st</sup> March 2017 there were no current employment permissions at Blackbridge or Goodwick Parrog and those relating to the former Dewhurst Factory (also at Goodwick) were for non-employment uses.
- Progress towards delivery of strategic employment sites (Blackbridge, Milford Haven; Pembrokeshire Science and Technology Park, Pembroke Dock; Withybush Business Park, Haverfordwest; and Trecwn). At the Trecwn site, the trigger is activated as development had not commenced at 31<sup>st</sup> March 2017. (At the other three sites, the site-specific triggers have not been activated).
- Progress towards delivery of mixed use sites (Old Hakin Road, Haverfordwest; Arnold’s Yard, Johnston; and Dale Road, Hubberston). Trigger for further action – sites do not have planning permission by Plan Review (2017) – activated for two sites because there were no current mixed use permissions at either Arnold’s Yard or Dale Road at 31<sup>st</sup> March 2017.
- Number of planning permissions granted contrary to Policy GN.1 – the protective aim of criterion 3.
- Number of planning permissions granted contrary to Policy GN.38.

### **Conclusions and Recommendations**

- xii. In none of these instances do the triggers indicate a fundamental flaw with the LDP’s strategy or policies. Further investigation has demonstrated that there were appropriate reasons for these permissions and that action(s) by



stakeholders are already in place to address any wider issues – for example work by the Council and other partners on town centre regeneration.

- xii. Plan review is now underway, which provides the opportunity to address those aspects of the Plan where a trigger has been activated. Plan review also provides an opportunity for more general update to the Plan, through analysis of contextual information, to ensure it puts in place policies and proposals that respond to current evidence and issues.
- xiii. This Annual Monitoring Report (AMR 4) provides background information to inform the LDP Review Report, which it is anticipated will be published towards the end of 2017.



# 1 Introduction

- 1.1 The Pembrokeshire County Council Local Development Plan (LDP) was formally adopted by Pembrokeshire County Council (PCC) on 28<sup>th</sup> February 2013. Following the adoption of its LDP, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) for submission to Welsh Government (WG).
- 1.2 This is the fourth AMR to be published. It includes information on the period from 1<sup>st</sup> April 2016 – 31<sup>st</sup> March 2017. It also includes information on the period 2013-2014, 2014-2015, 2015-2016 in the tables, to allow comparison with previous years.
- 1.3 The main aim of each successive AMR is to assess the extent to which the LDP Strategy and Strategic Objectives are being achieved. It therefore has two primary roles: firstly to consider whether the key monitoring outcomes identified within the monitoring framework are being achieved; and secondly to consider the plan as a whole against all of the information gathered, to determine whether a complete or partial review of the plan is necessary. For AMR year 4, this is in the context that Plan Review will commence early in AMR year 5, as the trigger for such a review four years after adoption has now been reached. Alongside these primary roles, the AMR also considers conformity in the context provided by Sustainability Appraisal and Habitats Regulations Appraisal.
- 1.4 The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes that might be necessary. The principal function of the monitoring process is to identify whether any revision of the LDP should take place or whether any other actions are required. As Plan Review is now underway, it will provide evidence of what might need to be changed and the reasons for this, ultimately informing the content of the Replacement Plan.

## The requirement for LDP monitoring

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

- Indicate the steps that can be taken to enable the policy to be implemented; and
  - Identify whether a revision to the plan is required.
  - Specify the housing land supply from the Housing Land Availability Report for that year, and for the full period since Plan adoption.
  - Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since adoption of the plan.
- 1.6 The LDP Manual supplements this requirement by setting out additional factors that should be assessed in the AMR, namely:

- Whether or not the basic strategy remains sound;
- What impacts the policies are having globally, nationally, regionally and locally;
- Whether the policies need changing to reflect changes in national policy;
- Whether policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant Supplementary Planning Guidance (SPG);
- Where progress has not been made, the reasons for this and what consequential effects it may have;
- What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and / or sustainability objectives; and
- If the policies or proposals need changing, suggested actions to achieve this.

The LDP Manual is currently proposed for revision by Welsh Government and future AMRs will reflect any new requirements relating to LDPs that emerge following revision.

- 1.7 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the Plan through Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA). There is, inherently, a cross over between the information used to inform the SEA /SA monitoring and that used to monitor the Plan directly. In developing the Plan, a Habitats Regulations Appraisal (HRA) was conducted at a project level, identifying where individual assessments may be required at an application stage. The AMR includes an update on the HRA.

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

- 1.8 Inevitably the monitoring process involves the collection and interpretation of significant amounts of information. To ensure that the AMR is easy to read, much of the data analysis that informs the AMR is presented in the Appendices, with the main conclusions presented in the AMR itself.
- 1.9 The structure of the AMR is as follows:
- Executive Summary - this provides an overall summary of the findings of the LDP AMR.
  - Contextual Changes - this section includes an analysis of any change in circumstances outside the remit of the plan that could affect the performance of the policy framework.
  - Summary of LDP Monitoring Outcomes - this section identifies the main findings of the monitoring framework, including identifying any policies that have reached their trigger points and any associated actions that are required as a result.
  - Summary of Sustainability Appraisal and Habitats Regulations Appraisal Outcomes - this section identifies the main findings of the Sustainability Appraisal and HRA monitoring, identifying the main effects of the Plan and considering whether a review of the plan is necessary on these grounds.
  - Conclusions and Recommendations - this section presents the AMR's conclusions and recommendations for actions, including a statement on whether any policies need adjusting and/or whether there are any further amendments to the plan required.
  - Appendices – this section includes detailed tables which present the raw data and analysis of the targets and triggers of the monitoring framework.

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

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

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

- 1.11 Appendix 5 of the Plan identifies the Strategic Objectives of the Plan, the key monitoring outcomes to be achieved, policies to achieve this and relevant indicators, policy targets and triggers for further investigation.
- 1.12 The indicators set out in Appendix 1 identify what is being measured and the targets identify what is expected to be delivered by policies, in ideal and uniform circumstances. Triggers for further investigation highlight set points or levels relevant to a target. If an indicator reaches or goes beyond a trigger point, the relevant policy for that target will be identified and considered in the AMR as a potentially failing policy. However, not all policies identified and considered in the AMR will be failing, as there may be legitimate factors that are causing one, or more, of the targets to reach their trigger points.

### **Assessment and conclusions**

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

## 2. Contextual Information

2.1 This section is in two parts:

- The first part summarises those Plans, Policies and Strategies published or significantly amended since the LDP AMR 3 reporting period. Emerging legislation and recent and current consultations are also referred to. Potential implications for the LDP and the way in which it operates and is delivered are identified. Documents published before the 4<sup>th</sup> AMR monitoring period, and where no significant change has been made, are not included.
- The second part examines broader social and economic data and trends. Those reported here are the ones that have happened during the fourth year of Plan operation. Consideration is given to whether the trends identified are likely to affect the delivery of the LDP.

### Part 1: Legislative Changes

2.2 Primary Legislation - Wales

- **Historic Environment (Wales) Act, 2016**

This Act received Royal Assent and became law on 21/03/16.

It makes changes to the two main UK laws that provide the legislative framework for the protection and management of the historic environment. These are the Ancient Monuments and Archaeological Areas Act, 1979 and the Planning (Listed Buildings and Conservation Areas) Act, 1990. There are also some stand-alone provisions.

The new Act:

- Provides protection to listed buildings and Scheduled Ancient Monuments.
- Improves the sustainable management of the historic environment.
- Introduces greater transparency and accountability in decision making relating to the historic environment.

Some of the new measures came into force in May, 2016, but many more require secondary legislation or other preparations before they come into force.

The Act gives Wales a flexible and effective system for the sustainable management of the Welsh historic environment. It reflects current conservation principles and practice.

Chapter 6 of Planning Policy Wales, on the historic environment, has been revised to reflect the changes made.

Implications for the LDP – the new legislation will be taken into consideration in preparing the Replacement LDP.

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

### 2.3 Welsh Government Planning Policy Wales

- **PPW edition 9**

A number of key changes have been introduced within this latest edition of PPW. These changes reflect the introduction of the Planning Performance Framework; changes in legislation including the Planning (Wales) Act, 2015, the Well-being of Future Generations (Wales) Act, 2015, the Historic Environment (Wales) Act, 2016; Development Management procedural changes; Local Transport Plans; revisions to TAN 4 and other factual updates.

Implications for the LDP – these changes will be taken into consideration in preparing the Replacement LDP.

### 2.4 Welsh Government National Development Framework (NDF)

- **National Development Framework (currently being prepared by Welsh Government)**

The National Development Framework (NDF) will set out a 20 year land use framework for Wales and will replace the Wales Spatial Plan once completed. It will set out where national important growth and infrastructure is needed and how the planning system can deliver it. It will provide direction for Strategic Development Plans and Local Development Plans and support the determination of applications for Developments of National Significance. The NDF is in the early stages of preparation. There has been a call for evidence and projects to support its preparation and a statement of public participation has been issued.

Implications for the LDP – the NDF is unlikely to be completed until well into the review process for the Council's LDP. The Replacement Plan will reflect emerging thinking on likely NDF content and may need to be adjusted once the provisions of the NDF are finalised.

### 2.5 Welsh Government Technical Advice Notes

- **TAN 4 Retail and Commercial Development 2016 – November 2016**

This Technical Advice Note replaces an earlier version. It provides advice on a variety of matters, including:



- Retail strategies, master-planning and Place Plans
- The tests of retail need and the sequential approach to development
- Retail Impact Assessments
- Primary and Secondary Retail and Commercial Frontages in centres
- Retail planning conditions
- Local Development Orders and
- Indicators of vitality and viability in retail and commercial areas

Implications for the LDP – the provisions of the new edition of TAN 4 will be taken into consideration in drafting policies and proposals for retail and commercial developments for the Replacement LDP.

## 2.6 Welsh Government Letters to Chief Planning Officers and Policy Clarification letters (2016)

Letters have been sent to Local Authorities highlighting changes to the following legislation/guidance (discussed elsewhere in this document).

- **Historic Environment (Wales) Act 2016 – 19/05/16**
- **Publication of Planning Policy Wales Edition 9, November 2016 – 17/11/16**

Implications for the LDP – these changes will be taken into consideration in preparing the Replacement LDP.

Additional letters have been sent on the following matters:

- **Letter from the Cabinet Secretary for Environment and Rural Affairs regarding the delivery of affordable homes through the planning system – 23/02/17**
- **Transfer of the Development Advice Map (to Natural Resources Wales) – 22/03/17**

Implications for the LDP – due account will be taken of the need to delivery affordable housing and of the latest Development Advice Map in drafting policies and proposals for the Replacement LDP.

The following letters have provided clarification on policy matters:

- **CL-02-16 – Implications for TAN 1 resulting from recent amendments to the Use Classes Order**

The amended Use Classes Order now includes a new use class, designated C4, for Houses in Multiple Occupation (HMO) occupied by three to six unrelated people, who share basic amenities. This letter provides clarification that these small HMO form part of the definition of housing for housing land supply purposes, as set out in Technical Advice Note (Wales) 1 (TAN 1).

Implications for the LDP – this will be taken into consideration when assessing housing land supply.

- **CL-03-16 – Climate change allowances for Planning purposes**

This letter and a related guidance note set out allowances for climate change for use in Flood Consequences Assessments. Welsh Government policy is that development should not take place where the risk of flooding is unacceptable, either now or in the future. The risk of flooding is expected to increase as a result of climate change. Hence it is important that consideration be given to the increased levels of risk when considering planning applications and in the preparation and review of LDPs.

Implications for the LDP – due account will be taken of the climate change allowances in the preparation of policies and proposals for the Replacement LDP.

## 2.7 Planning Guidance and Leaflets

- **Manual for Streets – 14/06/16**

Manual for Streets is a joint publication by the Department for Transport, the Department for Communities and Local Government and Welsh Government. It provides guidance on the planning, design, provision and approval of new residential streets and modifications to existing streets. Manual for Streets is now accompanied by a companion guide, Manual for Streets 2, which extends the considerations beyond residential streets to include both urban and rural situations.

Implications for the LDP – Manual for Streets provides a basis for much of the Highway Authority advice to Development Management Officers on planning applications.

There are synergies with the Design policy of the Council's LDP and hence its content will be taken into account in drafting design policies for the Replacement LDP.

- **Houses in Multiple Occupation: Practice Guidance – 13/03/17**

This guidance sets out good practice in the management and control of Houses in Multiple Occupation and summarises the relevant legislation.

Implications for the LDP – this guidance is primarily to inform good management of Houses in Multiple Occupation and to provide information relevant to the discharge of the Council’s Development Management function.

2.8 Welsh Government consultations, 2015/16

- **Air Quality and Noise Management in Wales – 13/09/16 to 06/12/16**

This consultation proposes changes to the way in which Local Authorities and other public bodies in Wales manage the effects of air and noise pollution in their areas.

Implications for the LDP – changes made to the way that air and noise pollution are managed in Wales will be taken into consideration in preparing policies and proposals for the Replacement LDP.

- **Proposals for secondary legislation to support the Historic Environment (Wales) Act 2016 and draft guidance - 11/07/16 to 03/10/16**

This consultation sought views of four proposals for secondary legislation, one draft ancillary guidance document and five draft best-practice guidance documents relating to the Historic Environment in Wales. Reference is made to Technical Advice Note (Wales) 24 (TAN 24) on the Historic Environment. The overall aim is to achieve sustainable management of the historic environment in Wales.

Implications for the LDP – the provisions of the new Act and of TAN 24 will be taken into consideration in drafting policies and proposals relating to the Historic Environment for the Replacement LDP.

- **Welsh Language Strategy – 01/08/16 to 31/10/16**

A new Welsh Language Strategy is proposed, which will supersede the current strategy ‘A Living Language: A Language for Living’, which covers the period 2012 to 2017. Welsh Government has a vision of one million Welsh speakers by 2050 and the new Strategy will set out the next steps towards achieving that vision.

Implications for the LDP – due account will be taken of the Welsh Language, including the provisions of the new Strategy once finalised, in preparing the Replacement LDP.

- **Nitrate Vulnerable Zones in Wales – 29/09/16 to 23/12/16**

Welsh Government is committed to reducing water pollution caused or induced by nitrates from agricultural sources. An important element of this

is a review of Nitrate Vulnerable Zones and implementation of an associated Action Programme. Various options are 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.

Implications for the LDP – these will become clearer once the review has been concluded and the extent of the new designations are known. It is possible that there will be consequences for planning, perhaps including further applications for slurry lagoons.

- **Changes to how environmental impact assessment applies to town and country planning – 22/08/16 to 11/11/16**

Changes are proposed to the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations, 2016, so as to implement European Directive 2014/52/EU on Environmental Impact Assessment.

Implications for the LDP – these changes will primarily affect the Development Management responsibilities of the Council.

- **Proposed Technical Advice Note (TAN) 24: The Historic Environment – 11/07/16 to 03/10/16**

This consultation relates to the drafting of a new Technical Advice Note on the Historic Environment. It reflects informal feedback received on an earlier version, which was made available to inform scrutiny of the Historic Environment (Wales) Bill. The Historic Environment (Wales) Act, 2016 is now in force and Planning Policy Wales, edition 9, now includes a new Chapter 6, reflecting this Act's provisions.

Implications for the LDP – once finalised, the provisions of the new TAN 24 will be taken into consideration in drafting the Replacement LDP.

- **WG LDP Manual Revision – initial discussion papers issued by Welsh Government, for consideration by Regional / Strategic Planning Groups in Wales**

Welsh Government is proposing to refresh the LDP Manual, to ensure that it aligns with the Planning (Wales) Act, 2015 and builds on lessons learnt through LDP preparation across Wales over the past few years. The new focus will be on Plan preparation, with less emphasis on procedural aspects than was previously the case. The scope of the document is also expected to change, to reflect all elements of the Development Plan system, not just LDPs. In other words, also making reference to the emerging National Development Framework (NDF) and the possibility of Strategic Development Plans (SDPs) for certain parts of Wales.

Welsh Government asked the three Strategic Planning Groups in Wales to respond to the consultation (rather than individual Local Planning Authorities). The response from the South West Wales Strategic Planning Group was sent to Welsh Government at the end of March, 2017.

Implications for the LDP – the outcome of the consultation is not yet known, but further details are expected to be available for the next LDP AMR.

- **WG consultation on draft Circular for the Planning of Gypsy, Traveller and Show-people Sites (closes 22/05/17)**

This consultation closed on 22/05/17 (in LDP AMR year 5).

Implications for the LDP – the outcome of the consultation is not yet known, but further details are expected to be available for the next LDP AMR.

- **Welsh Government approval of Land Drainage Byelaws, 2017**

The Cabinet Secretary for Environment and Rural Affairs has agreed to the creation of a model set of byelaws across Wales, relating to flood risk and land management and for senior Welsh Government officials to agree the Byelaws for each individual Local Authority.

Implications for the LDP – the proposed introduction of Land Drainage Byelaws is noted and further details may be available for the next LDP AMR.

## 2.9 Consultations by other organisations:

- **UK Government consultation on preparation of a National Infrastructure Assessment, October 2016**

The UK's National Infrastructure Commission (NIC) is developing future strategies for infrastructure development, to inform a forthcoming National Infrastructure Assessment, which is expected in 2018. The themes for the National Infrastructure Assessment will be wide ranging and cross-cutting, including transport, digital communications, energy, water and wastewater (drainage and sewerage), flood risk management and solid waste.

Implications for the LDP – the National Infrastructure Assessment is at an early stage in its development. Further details may be available for the next LDP AMR.

## **Part 3: Pembrokeshire County Council Documents:**

### 2.10 Progress with LDP Supplementary Planning Guidance (SPG) preparation and with other key historic environment and regeneration work

- **Renewable Energy Supplementary Planning Guidance** was approved by Cabinet and came into force on 31<sup>st</sup> October 2016. A **Renewable Energy Assessment** for the Council's area of planning jurisdiction has also been prepared and will form part of the evidence base for the Replacement LDP.
- **Planning Obligations Supplementary Planning Guidance** was prepared jointly with the Pembrokeshire Coast National Park Authority. Cabinet approved the document on 12<sup>th</sup> September 2016 and it came into force on 16<sup>th</sup> September 2016. It replaces an earlier item of Council SPG on the same subject.
- **Development Sites Supplementary Planning Guidance** was updated in December 2016, this version replacing an earlier edition.
- **Conservation Area Character Appraisals and Management Plans:** Conservation Area Character Appraisals and Management Plans for Fishguard, Goodwick and Lower Town Fishguard were adopted by the Authority in November 2016. Boundary changes to the Fishguard and Goodwick Conservation Areas and Article 4(2) Directions for Lower Town and Goodwick were also adopted. Work has commenced on draft Character Appraisals and Management Plans for Pembroke and Pembroke Dock, including consideration of the need to amend Conservation Area boundaries and the need for revised / new Article 4 Directions.
- **The Haverfordwest Masterplan** was endorsed by Cabinet on 16<sup>th</sup> September 2016, this document providing the framework to guide regeneration of the County Town. It is proposed to prepare further Masterplans for another five Pembrokeshire towns during 2017/18. The five towns are Fishguard, Pembroke, Pembroke Dock, Milford Haven and Tenby. The first four are in the Council's area of planning jurisdiction, but Tenby is within the Pembrokeshire Coast National Park.

## Part 4: Commitments from AMR 3 to report back

### 2.11 Commitments to report back in more detail from AMR 3 (where not reported elsewhere):

- **Technical Advice Note (Wales) 20 – Planning and the Welsh Language** has now been revised and published, replacing an earlier version of the document. Its provisions are a material planning consideration and it will need to be taken into account when preparing the Replacement LDP.
- **Plans for Local Government re-organisation**

A Welsh Government White Paper titled 'Reforming Local Government: Resilient and Renewed' was published on 31/01/17, with consultation running to 11/04/17. This envisages a new relationship between national and local government, based on mutual understanding and recognition of respective roles and interests. Greater regional working is envisaged.

Local government will be set a framework to operate within, but will have choices within this, to allow them to respond to local circumstances and strengths. Reform will be underpinned by the Well-being of Future Generations Act, with an emphasis on working together for the benefit of Wales.

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

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

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

A Future Landscapes Wales Working Group was subsequently established to explore the recommendations, the case for change, and to report their findings. A report titled 'Future Landscapes: Delivering for Wales' was published in May, 2017 (and therefore outside the timeframe for reporting in this AMR).

Implications for the LDP – separate LDPs will continue to be prepared by the Council and the National Park Authority, but on the basis of much common ground and a commitment to work together wherever feasible. Further information on the 'Future Landscapes: Delivering for Wales' report will be included in AMR year 5.

- **Waste Monitoring**

#### **Waste Planning Monitoring Reports for South West Wales**

Welsh Government published two Waste Planning Monitoring Reports relating to the South West Wales Region in spring 2017:

- Interim Waste Planning Monitoring Report, March 2015
- Waste Planning Monitoring Report, 2016

These contain detailed information about waste planning relating to Pembrokeshire, the other Local Planning Authorities in the Region and the Region in general.

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

- **South Wales Regional Aggregates Working Party**

- **SWRAWP Annual Report for 2014**

- This report was published in July, 2017. It co-ordinates the aggregate sales information received from all mineral operators via the eighteen mineral planning authorities which make up the South Wales Region.

- Implications for the LDP – the information in this and subsequent SWRAWP Annual Reports will be taken into consideration when the LDP is reviewed.

- **Dwr Cymru / Welsh Water (DCWW) – Asset Management Plan 6 (AMP 6)**

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

- Implications for the LDP – DCWW investment decisions have ramifications for the deliverability of LDP allocations and windfall sites. LDP review will be reliant on detailed information being provided by DCWW on localised investment proposals and timing. Further information on preparation of AMP 7 will be included in LDP AMR 5.

- **Natural Resources Wales River Basin Management Plans and Catchment Summaries**

- The Statement of Particulars for the Western Wales River Basin Management Plan and the Western Wales River Basin Management Plan 2015 – 2021 Summary were both published in December 2015. There are also Catchment Summaries for a) Carmarthen Bay and the Gower, b) The Cleddau and Pembrokeshire Coastal Rivers and c) the Teifi and North Ceredigion. As recorded above, Natural Resources Wales now updates



the Development Advice Map at the same time as it updates the Flood Risk Maps (which is on a quarterly basis).

Implications for the LDP – the Management Plans, Catchment Summaries, Development Advice Map and Flood Risk Maps will be taken into consideration in drafting the Replacement LDP (LDP 2).

#### 2.12 Neighbouring Authorities' Local Development Plans

- **Pembrokeshire Coast National Park Local Development Plan – review of the National Park Authority's LDP has commenced.**

A Review Report, Replacement Plan Delivery Agreement and Scoping Report for Sustainability Appraisal have been prepared to support the preparation of the Replacement LDP (PCNPA's LDP 2). There has also been a review and update of the Evidence Base that underpins the Plan.

The National Park Authority has advertised for Candidate Sites for its LDP 2. Pembrokeshire County Council has put forward various sites for consideration.

Consultation on a draft Preferred Strategy and various related documents commenced in May 2017 (outside the reporting period for this AMR) – further information will therefore be included in LDP AMR 5.

- **Ceredigion County Council** – the Ceredigion LDP was adopted on 25/04/13. Review of the Ceredigion LDP has recently commenced. Further information will be included in LDP AMR 5.
- **Carmarthenshire County Council** – the Carmarthenshire LDP was adopted on 10/12/14. The four year date for commencement of LDP review is 10/12/18. However, because the Carmarthenshire LDP has an end date of 2021, review is likely to commence earlier than originally anticipated, in autumn 2017. Further information will be included in LDP AMR 5.

## **Part 2: Social and Economic Data and Trends**

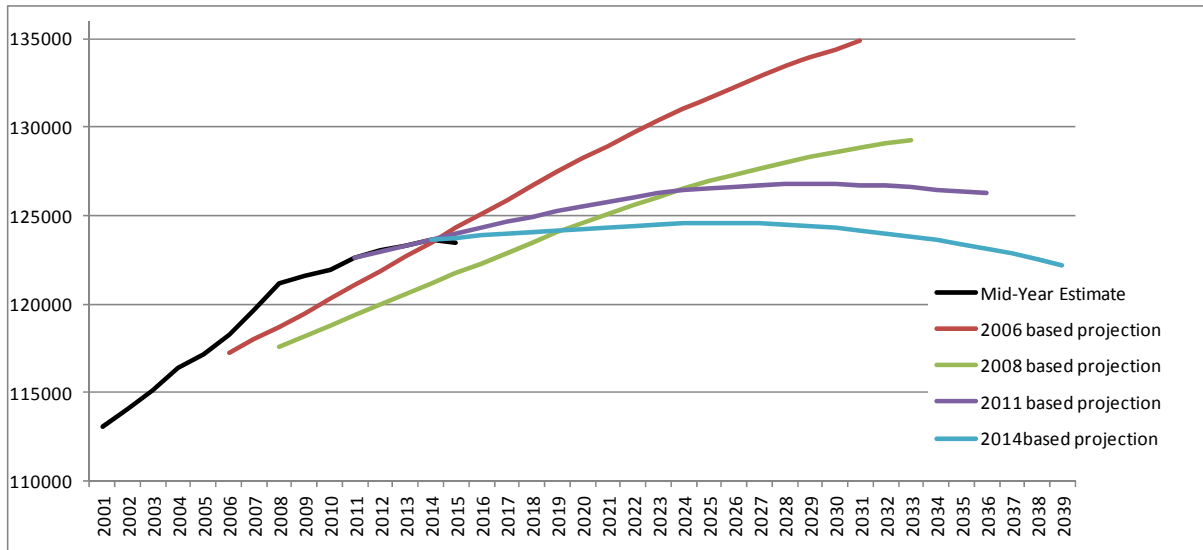
#### 2.13 Welsh Government Population and Household Projections

- The implications of the 2011-based Local Authority Population and Household Projections for Wales, which reflect the data from the 2011 Census, were discussed in the first AMR. The latest 2014-based population and household projections were released on 23<sup>rd</sup> March 2017.
- The LDP housing requirement is derived from the Welsh Government's (WG) 2008-based household projections. These were a starting point for the figures, but the LDP makes provision for 1,605 dwellings more than the 5,724 units required, to allow for choice, flexibility and renewal

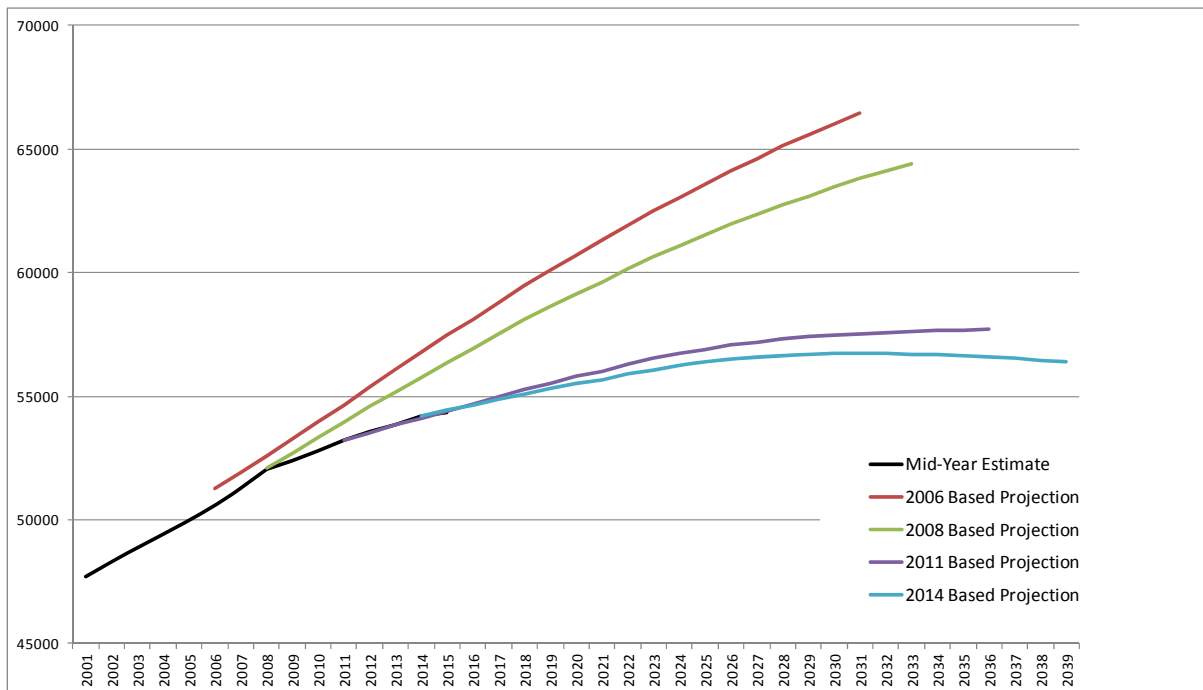
of the existing housing stock and for non-take up of sites. Both the 2011 and 2014-based population projections had a higher base population than the 2006 and 2008 based population projections as a result of data from the 2011 census being used, rather than the 2001 census.

- The following graphs show the differences between the 2006, 2008, 2011 and 2014 population and household projections for Pembrokeshire:

### Projected Population



### Projected Households



- The following table shows the differing components in the projections:

**Comparison of the projections**

Projection Component 2017-18	2006 Based	2008 Based	2011 Based	2014 Based
Births	1317	1250	1306	1198
Deaths	1380	1283	1338	1352
General Fertility Rate <sup>1</sup>	68.92401	67.54566	68.34118	63.56802
Crude Death Rate <sup>2</sup>	10.96247	10.44015	10.73655	10.9098
NetMigrInt	785	594	299	268
NetMigrOvs	65	11	54	-17

- In summary the lower population forecast in the 2014 based projection, compared with the previous projections are due to fewer births and more deaths and lower expected numbers of net migrants (due to lower numbers in the previous five years).
- It is also worth noting that the four population projections produced by the Welsh Government (2006 based, 2008 based , 2011 based and 2014 based each show lower forecast rates of population growth than the previous (see chart).
- During the preparation of LDP 2, there will be a need for the Authority to assess carefully the implications of the most recent projections in determining its housing land provision. In terms of the current operation of the LDP, it may be that in light of the 2014 projections, the housing land provision in the LDP is generous. This however may reduce some of the historic pressure on housing costs that might be resulting in lower rates of household formation than would otherwise be expected.

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<sup>1</sup> number of live births per 1,000 women aged 15 to 44

<sup>2</sup> number of deaths per 1,000 population

Current context, trends and local regeneration issues

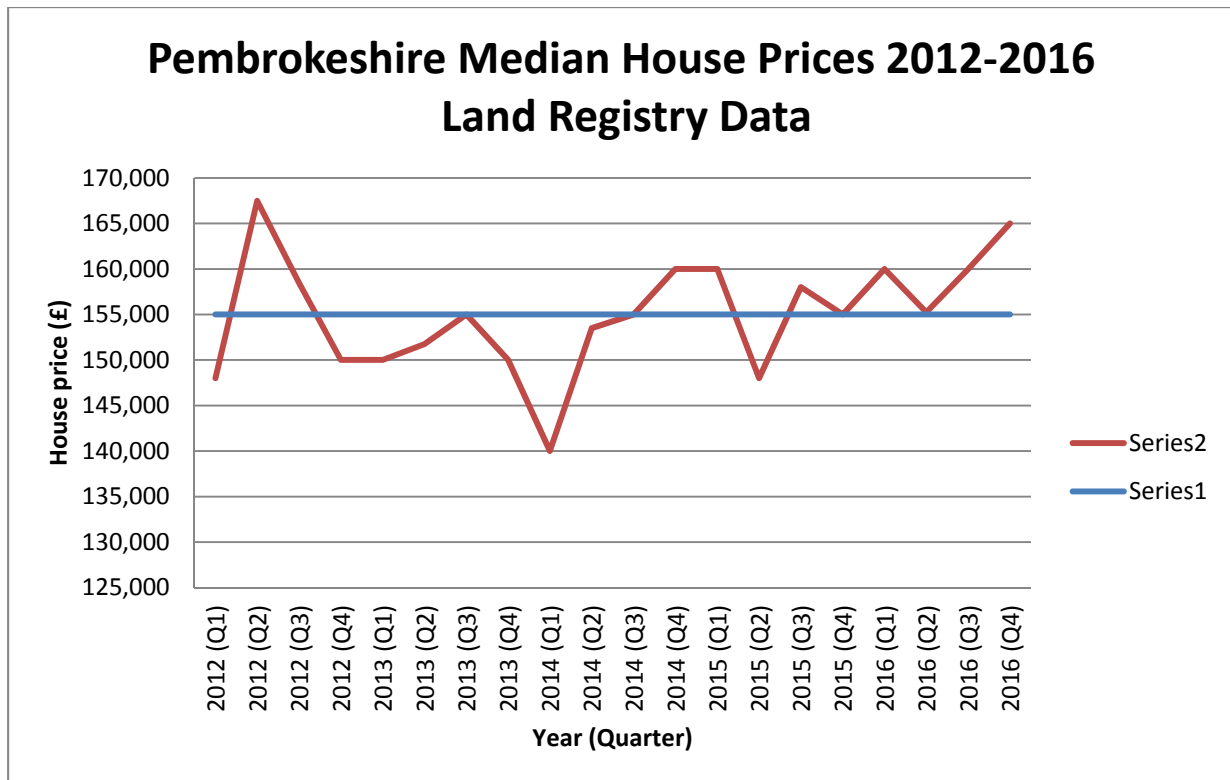
**Employment and Earning Indicators**

<b>Indicator</b>	<b>Pembrokeshire (including the National Park)</b>	<b>Wales</b>	<b>GB</b>
Unemployed December 2012	6.4%	8.3%	7.9%
Unemployed December 2013	7.1%	7.9%	7.5%
Unemployed December 2014	5.7%	6.8%	6.2%
Unemployed December 2015	5.1%	5.9%	5.2%
Unemployed December 2016	4.3%	4.6%	4.8%
In Employment December 2012	69.4%	67.3%	70.7%
In Employment December 2013	69.4%	68.9%	71.3%
In Employment December 2014	71.6%	69.5%	72.4%
In Employment December 2015	72.7%	70.3%	73.6%
In Employment December 2016	73.5%	71.2%	74.0%
Gross weekly pay 2012	£419.9	£454.9	£508.3
Gross weekly pay 2013	£478.83	£475.3	£517.9
Gross weekly pay 2014	£432.5	£479.4	£520.8
Gross weekly pay 2015	£430.0	£473.4	£529.0
Gross weekly pay 2016	£459.0	£498.3%	£541.0

Source: Nomis website, 2017 – [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

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

## House Prices



- 2.15 The Council regularly monitors house prices and other indicators of local housing market conditions. If such conditions are considered significant enough in nature to change the financial viability of development, the Council will re-assess the viability evidence which influenced the LDP targets for Affordable Housing. The LDP lifespan is from its adoption (2013) until 2021 and this monitoring is essential to ensure that it is sufficiently flexible and resilient to economic changes and that the targets used to negotiate affordable housing remain robust.
- 2.16 The trigger for re-assessing viability evidence is an increase in house price by 5% or more above the base price of 2012 of £155,000, sustained over 2 quarters. Should this trigger be met, then the Authority would consider other indicators identified in the Affordable Housing SPG and may conduct additional viability testing.
- 2.17 A 5% increase on the baseline figure would equate to an increase of £7,750. Up until quarter 3 in 2016, house prices have been below this level. However in the last quarter of 2016 house prices rose to £165,000, a rise of £2,250 above the trigger. The following quarter will be closely monitored to see if the trigger is met, (an increase in house price by 5% sustained over 2 quarters). This means that there have not been changes of sufficient significance in house

prices to require the Authority to re-assess its viability work in this reporting period. Further viability work may be required at Plan Review.

### Major Development Sites

#### 2.18

- Blackbridge – the land has been sold to Egnedol, which is taking forward a biomass energy project on a site which includes the LDP's strategic employment site together with additional land outside the allocated area. The planning application has been deemed to be a Development of National Significance (DNS) and hence the application will be determined by the Planning Inspectorate on behalf of Welsh Ministers. There was no decision at the conclusion of AMR year 4.
- Milford Marina – an outline planning application has been submitted by Milford Haven Port Authority for a mixed use development (14/0158/PA). This includes proposals in use classes A1, A2, A3, B1, B2, C1, C2, D1 and D2. Specific reference is made to commercial, retail and fishing uses. There are also proposals for up to 160 dwellings, up to 70 additional marina berths, replacement boat yards, landscaping, public realm enhancements, access, ancillary works and demolition of some existing buildings. The application was recommended for approval by Planning Committee in February 2015. The consent has not yet been issued because the related S.106 agreement has yet to be signed. Various smaller-scale applications have also been made at Milford Marina, those in AMR year 4 including 16/0849/PA for four small floating hotel suites, approved in January 2017.
- The South Hook Combined Heat and Power Plant proposal (500MW) at the LNG (liquefied natural gas) terminal was granted planning permission by the UK Government in October 2014. The project was a partnership involving Qatar Petroleum, Exxon Mobil and Elf Petroleum UK and was due to be operational by 2018. However, the scheme has since been cancelled, due to falling prices in the energy market, with the operating licence handed back. Part of the South Hook site is within the Council's planning area.
- The Milford Haven (Murco) Refinery site closed with significant local job losses. This site has since been purchased by Puma Energy. The new owners have converted much of the site into a storage facility. During AMR year 4, a prior notification application for demolition of the refinery to ground level was refused (16/0366/PN). However, a subsequent prior notification application for demolition of the process area of the refinery to ground level was conditionally approved in October 2016 (16/0612/PN).

- In November, 2016, plans were announced for a £100 million Combined Heat and Power Unit at the Valero Pembroke Refinery. The application is for a Development of National Significance (DNS) and hence it will be for the Planning Inspectorate Wales to determine, on behalf of Welsh Ministers.

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

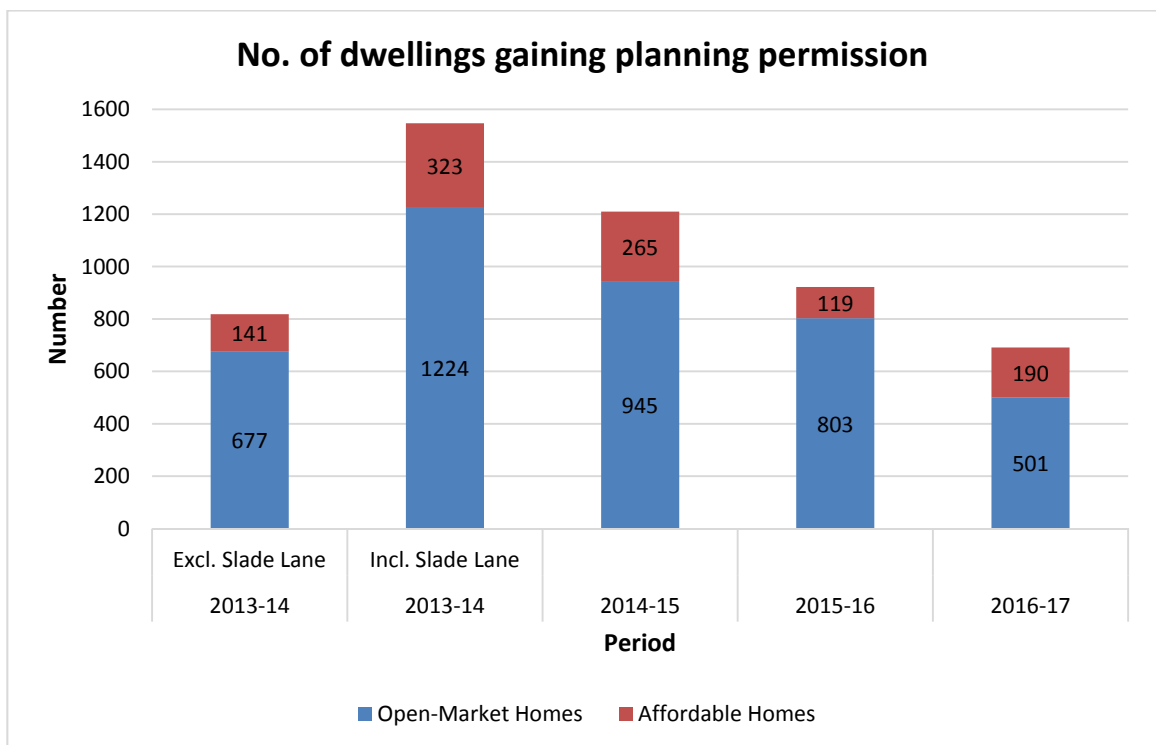
- 2.19 Review of the LDP has now formally commenced, which will provide an opportunity to respond to the various contextual changes identified in this and earlier AMRs.
- 2.20 Future AMRs will provide further updates on the issues emerging from new or amended legislation, policy and guidance. They will also reference other new information that may affect implementation of the current LDP and drafting of the Replacement LDP (LDP 2).

## 2 Summary of LDP Monitoring Outcomes

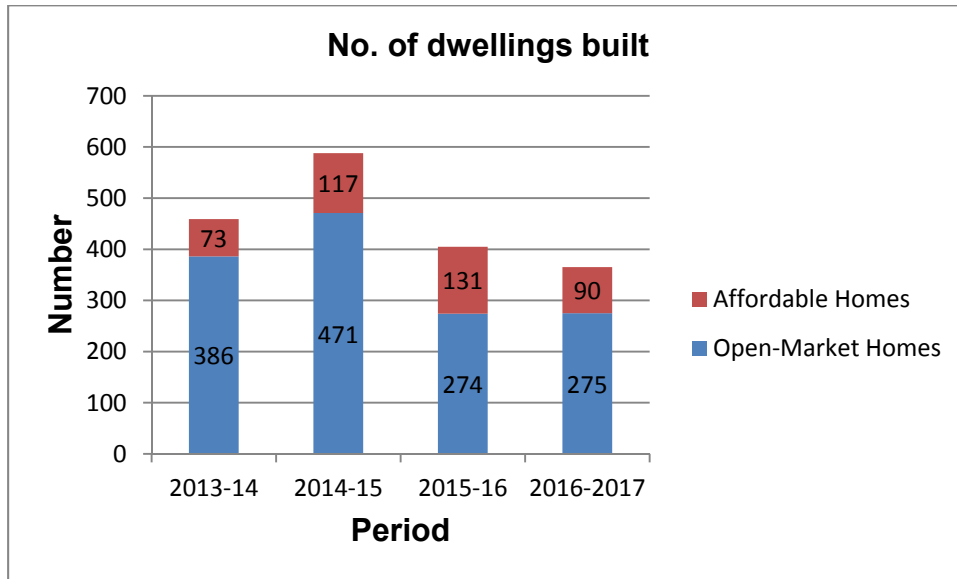
3.1. The main headlines from the monitoring information are:

### Housing

3.2 The number and proportion of planning permissions for new residential development (where there was a net gain of a dwelling), were broadly in accordance with the settlement strategy of the LDP, however a fall in the number of units permitted in the Hub Towns for the second time since the Plan was adopted meant a lower percentage than the target (37% instead of 50% of permissions within Hub Towns). In total 691 new residential dwellings were conditionally approved across the Plan area between April 2016 and March 2017. Of these, 259 were located within Hub Towns, which equates to 37% of all residential permissions. Considered against the ‘3-year trigger of 50%, the hub town consents are staying on target, at 50%. Elsewhere the percentages were in line with the strategy of the LDP with the exception of the Service Villages which gained 5% more permissions than the Hub Towns at 37%. In part this is because the largest Housing Allocation in the Hub Towns (Slade Lane) gained planning permission early on in the Plan period and was included in the first AMR (2013-2014). Countryside applications remained at 7% reflecting a range of applications for conversions, rural enterprise dwellings and One Planet Development proposals, all of which are in compliance with the LDP.







3.3 Housing delivery – 365 completions (2016-2017), in comparison with 405 completions (2015-2016), 588 completions (2014-2015), 459 in 2013-2014 and 288 in 2012-2013. The target for delivery is 500 a year for the first four years of the Plan. These figures are therefore slightly below the target (9%) but the trigger for further investigation (10% below target) has not yet been hit. meeting the monitoring target. Of these 54% in Hub Towns, 2% in Narberth (Rural Town), 33% in other rural settlements and 11% in countryside areas. The percentages indicate a slightly lower percentage of delivery in Hub Towns than the strategy (which was aiming for 60% in the Hub Towns) but the trigger for further investigation has not been hit. Three strategic Housing Sites have not yet been delivered, all of which are within the Hub Towns. These sites (at Slade Lane South, Haverfordwest; Maesgwynne, Fishguard and Shoals Hook Lane, Haverfordwest) have hit the trigger for further investigation as development has not started in 2017. In relation to Slade Lane - planning permission was been gained for 729 residential homes on the sites identified at Slade Lane North and Slade Lane South in Haverfordwest in AMR 1. As reported in AMR 2, the applicant has discharged all pre-commencement conditions in relation to access and access works have almost been completed to the site. In AMR 3 all pre-commencement financial contributions required by the S.106 agreement have been received by the Authority. A Section 278 agreement has been completed and a bond received by the Authority. The Sewage bond and utility infrastructure agreement have been completed and bonds paid. A land transfer for Education purposes has also

taken place. In AMR 4, a Section 73 was approved on 23/01/17 (16/0858/PA) to extend the time for submission of reserved matters in relation to the residential element of the proposal. Feedback from the applicant to the JHLAS process 2017, suggests that work on the site is likely to commence in Q2 2018. At Maesgwynne, Fishguard, a Section 73 application (14/0070/PA) extension of time period of submission of Reserved Matters for 07/1454/PA (outline) was granted on 19/08/2016. The section 106 was signed on 4<sup>th</sup> August 2016. Further investigation on the deliverability of these sites will take place through the Plan Review process.

- 3.4 Housing Land supply for the reporting year was 5.1 years, indicated by 2015-2016 JHLAS (requirement is for a 5 year land supply). 2016-2017 JHLAS is currently being consulted on by the study group.
- 3.5 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. On-going monitoring of Affordable Housing indicators through the Affordable Housing Monitoring Index indicates that there is no current need to adjust Affordable Housing contribution targets. This will be monitored over the next quarter to see if the trigger for review is met.
- 3.6 Density – density is slightly above target on allocations, urban windfall sites and hub town and rural settlement windfall sites at 62 and 27 dwellings per hectare compared with 35 and 25 target, well above the trigger for further investigation.

### **Employment**

- 3.7 Overall, monitoring targets are being met, with many sites and buildings developed for employment purposes since the LDP was adopted. Total employment land in use was 58ha greater in 2016 than in 2013 (the target was 45ha developed by 2017). Progress towards delivery of the strategic employment sites has been variable and it is therefore important to continue to monitoring progress towards their delivery. The three mixed use allocations have not come forward, although one has unimplemented planning permission for a live / work unit scheme.
- 3.8 The Employment Land Survey 2016 records an increase in the baseline site area from 1137 to 1195 ha between 2013 and 2016. The site area in use increased from 945 to 976 ha between 2013 and 2016. The vacant area on monitored sites increased from 193 to 218 ha between 2013 and 2016. Further details, including spatial and use class dis-aggregations, are available in the published report.

- 3.9 There is no permission yet on the Blackbridge Strategic Employment site. Land at Waterston and Blackbridge (previously owned by the Council and Welsh Government and including the Strategic site) has been sold to a company called Egnedol, which is proposing development of a biomass energy facility. The planning application has been classified as a Development of National Significance and hence will be determined by the Planning Inspectorate Wales on behalf of Welsh Ministers. A decision is expected later in 2017.
- 3.10 At the Pembrokeshire Science and Technology Park at Pembroke Dock, permission was granted for a modular office compound on land adjacent to Warrior Way, Pembroke Dock, reported as completed in AMR 3. No further proposals came forward on this site during AMR year 4.
- 3.11 At Withybush Business Park, AMR year 4 saw conditional consent granted for a steel-framed storage unit for UPVC windows and for an indoor fitness centre. A further proposal, for an activity centre, was refused. There was also an approved variation of condition application relating to the previously approved place of worship consent.
- 3.12 At the Trecwn Strategic Employment Site, no further proposals came forward during AMR year 4. Earlier consents for a diesel-fired peaking plant (within the allocated area) and for a wood-fuelled power station (to generate energy from biomass) have not yet been implemented.

### **Gypsy Travellers**

- 3.13 9 additional pitches permitted in AMR 4 period. Total permitted since GTANA 2010 is 35.
- 3.14 A Gypsy Traveller Accommodation Assessment GTAA was produced by the County Council in line with new guidance published to accompany the Housing (Wales) Act and approved by Welsh Ministers in 2016. The GTAA shows a need for 32 residential pitches, plus two Travelling Showpeople's yards by the end of 2020 – a lower need than that indicated in the previous assessment.

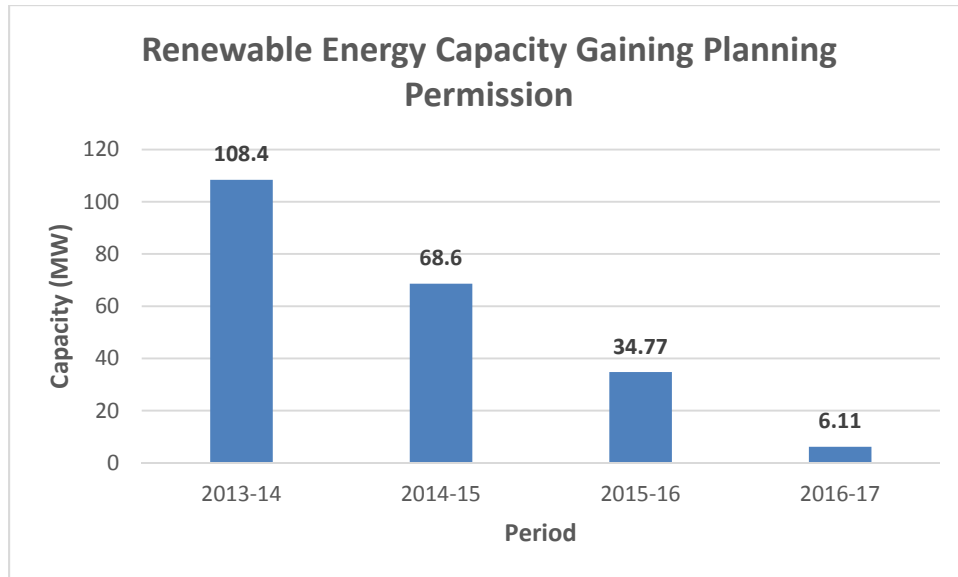
### **Infrastructure**

#### **a. Renewable Energy Decisions**

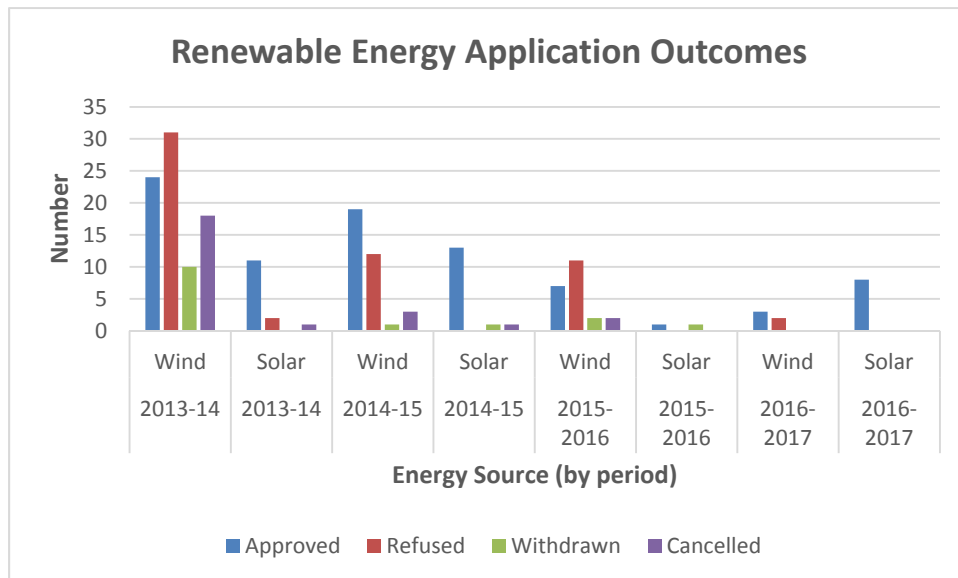
- 3.15 6.11 MW additional renewable energy capacity was permitted in AMR year 4. This compares with 34.77 MW permitted in AMR year 3, 68.6 MW permitted in AMR year 2 and 108.4 MW permitted in AMR year 1. In AMR year 4, there were four applications for solar panels where capacity information was not provided.

- 3.16 In AMR year 4, there were comparatively few applications for new renewable energy proposals. Rather, the majority of applications were proposals relating to previously consented schemes, including various variation of condition, discharge of condition, non-material amendments, other revisions and removal of condition applications. Of the new proposals, there were four appeal decisions on wind turbine proposals initially refused in an earlier AMR period (three allowed, one dismissed), one decision on a new wind turbine proposal (refused), one decision on a solar farm proposal (conditionally approved), seven decisions on installation of solar PV panels / arrays (all conditionally approved) and one decision on a hydro-electricity scheme (conditionally approved).

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



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



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

- 3.17 Most elements of the Southern Strategic Route were completed by the end of 2016/17. The new link road / roundabout at Maidenwells has progressed to implementation stage, with construction commenced in November 2016 (the new link road was opened in summer 2017, in AMR year 5).
- 3.18 At Fishguard, the A40 High Street to A.487 West Street (Chimneys Link) project started in April 2016, with completion expected by April 2019. Welsh

Government funding has been secured for 2016/17 and 2017/18. Detained design work and the initial phase of the Fishguard Town Centre Access Improvements project are currently being progressed.

- 3.19 Local Transport Fund Grant from Welsh Government has been secured for 2017/18, to allow the Haverfordwest to Narberth Shared Use Path proposal to be taken forward. This will allow the route from Eagle Lodge to Bluestone Resort, including construction of a new car park at Eagle Lodge, subject to the completion of statutory processes. Additionally, Sustrans will undertake a feasibility study of the Narberth to Haverfordwest route, as part of a RDP-funded project, with initial work started during 2016/17.
- 3.20 The details of the Haverfordwest Masterplan project have been modified during 2016/17. Bridgend Square Roundabout is to be re-marked in 2017/18, to improve circulation. The Town Centre (Swan Square) enhancement and access project are to be undertaken once the new Library scheme (currently under construction) is completed. There is a new proposal to carry out a feasibility study with a view to taking forward enhancement of the Haverfordwest multi-storey car park, together with bus station access improvements, as part of a wider Town Centre redevelopment to be progressed in 2017/18.
- 3.21 Various schemes safeguarded by the LDP were completed earlier in the Plan period, with details listed in earlier Annual Monitoring Reports. Implementation of the remaining safeguarded schemes are dependent on funding being secured.

#### **c. Waste**

- 3.22 1.16 ha of new waste capacity was permitted on three sites during AMR year 4.
- 3.23 Welsh Government has published two Waste Planning Monitoring Reports (WPMRs) for the South West Wales region. These are firstly an Interim Waste Planning Monitoring Report for South West Wales, dated March 2015 and secondly a Waste Planning Monitoring Report for South West Wales, for 2016. Carmarthenshire County Council is lead authority for preparing the SW Wales WPMRs and Pembrokeshire County Council is one of the organisations that supplies information for inclusion within them. Work is underway on the WPMR for 2017. Further details are available on the Welsh Government's Technical Advice Note 21 Waste web-site.

#### **d. Minerals**

- 3.24 During AMR year 4, an application to extend the extraction area at Penlan Farm shale quarry, Bethesda, was conditionally approved.
- 3.25 Generally, good levels of hard rock resource are available in the Council's planning area.
- 3.26 There is no current sand and gravel production in the part of Pembrokeshire outside the National Park, although modest quantities of marine-won sand and gravel are landed at a wharf in Pembroke Dockyard.
- 3.27 There is current production of sand and gravel within the Pembrokeshire Coast National Park, although there is an expectation that this will eventually cease. Further consenting of minerals production in the National Park will only happen in exceptional circumstances, so alternative terrestrial production sources must be sought.
- 3.28 The monitoring trigger for further investigation has been activated for sand and gravel provision. Regional work is underway to address this issue, as the South Wales Regional Technical Statement for Aggregates identifies this as a matter for the former Dyfed authorities to resolve collaboratively.

**e. Retail**

- 3.29 The wider economic issues facing Town Centres are demonstrated through monitoring with very high vacancy rates in certain Town Centres. The planning permission granted for redevelopment (increased floorspace) at an existing edge of centre Lidl store at Haverfordwest meant that the trigger for further investigation for retail has been met for two additional indicators.
- 3.30 0% of major A1, A2 and A3 floorspace permitted in Town Centres – trigger for further investigation met. The permission granted for major retail development outside Town Centres was for Lidl at Haverfordwest as mentioned above which met required policy tests for edge of town development.
- 3.31 Marginal reduction in numbers of betting shops, and number of charity shops maintained.
- 3.32 Vacancy rates higher than national (UK) average in Haverfordwest, Pembroke Dock, Milford Haven and Fishguard.
- 3.33 Retail frontages – the towns of Fishguard, Narberth and Pembroke have a concentration of A1 units which is below the target percentage.

**f. Tourism**

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

3.35 25 applications for proposals relating to tourism uses were approved during the monitoring period (a slight decrease from the 30 applications approved in AMR period 3). These approvals included the following permissions for tourism accommodation:

- Permission was granted for the construction of a wakeboard cable park with 4 towers with cabling, including a lake, clubhouse and car park at Cross Hands, Narberth– (15/0771/PA)
- A new animal enclosure was permitted at Folly Farm, Begelly, changing the use of the land from agricultural to a leisure use (16/0015/PA).
- A total of 3 changes of use to form B and B accommodation,
- 1 applications related to the change of use and 2 applications for conversions to holiday units.

They also included the following permissions for caravan development:

- 1 application allowed a variation of condition to increase the touring caravan pitches from 15-22.
- 7 applications permitted upgrading of caravan parks and camping facilities, including site extensions.

## **Policies meeting the trigger point for further investigation**

3.36 The following policy areas have met the trigger identified for further Investigation:

### *Town Centres*

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

**Level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or GN.10 (farm shop).**

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

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



- 3.37 The Welsh Government has identified one core indicator for LDPs as the amount of major retail, office and leisure development permitted in town centres expressed as a percentage of all major development permitted. PCC has interpreted this to cover A1, A2 and A3 use classes. In the AMR period 0% of all major A1, A2 and A3 floorspace permitted was located within identified Town Centres or on an allocated retail site, of a total 1,276 sqm additional GIA floorspace permitted. (Relevant application 16/0376/PA).
- 3.38 As one major application was permitted outside Town Centres, the trigger for further investigation with regard to this target has been reached. In the case of the major application permitted, the details were:
- Application 16/0376/PA – redevelopment with an increase in trading floorspace of 544sq m at an existing Lidl store, Perrotts Road, Haverfordwest.
- The application satisfied the criteria of GN.14 and the test of National Planning Policy by demonstrating a qualitative need for the proposal, that the proposal met the sequential test for retail developments and that limited impact would result on Haverfordwest town centre. In conclusion the single major application approved outside Town Centres in the AMR period met the requirements of national planning policy and the policies of the LDP. This application does not indicate any particular issue with the policies of the LDP and therefore no further investigation is required at this time.
- 3.39 With regard to the further indicator examining the level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or G.10 Farm Shop, PCC has considered all of those applications which resulted in a net gain of A1 use class floorspace, of which 100% were permitted outside town centres. This figure consists of a permission for the Lidl foodstore at Haverfordwest mentioned above, and outline consent for a bulky goods store at London Road, Pembroke Dock (Application 16/0582/PA) for 844sqm trading floorspace (other than those schemes approved under GN.15 Small Scale Retail or GN.10 Farm Shops). The reasons for the permissions being granted are set out above and despite the trigger being met for further investigation, the applications comply with LDP policy and no further investigation is considered to be required.
- 3.40 Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock, Milford Haven and Fishguard. Milford Haven, Haverfordwest and Pembroke Dock have a percentage which is over 5% higher than the national average, triggering a need for further investigation. Vacancy rates at Haverfordwest are temporarily increased by a redevelopment scheme. In terms of the primary retail frontages – the towns of Fishguard, Narberth and Pembroke have a

concentration of A1 units which is below the target percentage. This will continue to be monitored.

- 3.41 Many Town Centres across the UK are currently struggling, reflecting wider social & economic changes. The Council & a number of other organisations are developing a range of actions to assist in this area. The Council's Economy Overview & Scrutiny committee undertook a detailed review of town centres in 2012/13 & its recommendations supported the creation of six Town Teams across the County. These Town Teams have developed action plans to identify interventions which can be progressed with partners. 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) project to relocate & develop a 21<sup>st</sup> Century library, gallery & visitor centre in the current market building in the centre of Haverfordwest has commenced. The Haverfordwest Masterplan identified a vision and flagship projects for Haverfordwest town centre capitalising on the river corridor, including the Market redevelopment currently underway, Eastern Quayside shopping centre and provision of a Heritage Centre. Other town centre masterplan studies will be progressed in due course.
- 3.42 In Milford Haven, the Port Authority is developing a mixed use scheme for a marina which includes commercial retail & fishing uses as well as 160 residential dwellings, & up to 70 additional marina berths. This was recommended for approval by Planning Committee in February 2015, but a S.106 agreement has not yet been signed.
- 3.43 Pembroke Dock has benefitted from a Townscape Heritage Initiative & a commercial property grants scheme supported by EU funding. Milford Haven and Pembroke have benefitted from a Town Centre Loan Scheme, funded under the WG 'Vibrant and Viable Places' Initiative and provides interest free loans to help reduce the number of empty and underused sites and premises. Projects were required to commence before September 2016.
- 3.44 As well as Regeneration led initiatives, in 2014/2015 the Welsh Government introduced a Retail Relief Scheme (administered by the Council) which provided a financial contribution of up to £1k towards business rates for occupied retail properties with a rateable value of £50k or less in the financial year 2014/2015. The same scheme has been extended into 2015-16 (until 31 March 2016) with an increase in the maximum benefit to £1,500 & aims to assist smaller retailers, food & drink businesses. The Minister for Finance and Local Government announced a High Street Rates Relief Scheme in December 2017.

- 3.45 The Council will continue to monitor retail indicators closely & will work closely with Regeneration colleagues to take forward any actions emerging from the masterplans.

*Gypsy Traveller Provision of Pitches*

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

- 3.46 In terms of Gypsy Traveller pitches, since the original Gypsy Traveller Accommodation Needs Assessment (GTANA) took place in 2010, 35 additional pitches have gained planning permission. The target of achieving an additional 40 pitches by the end of 2015 has therefore not been met, triggering the need for further investigation. The vast majority of pitches delivered since 2010 have been granted permission on private sites (all except 3), demonstrating that the policies of the LDP are working effectively in enabling private provision to come forwards. The initial refusal by Welsh Government to de-register the common land at Kingsmoor, Kilgetty resulted in a delay with progress towards delivering this significant allocation (likely to provide 15 pitches). Approval for de-registration and enclosure of the Common Land was finally received in December 2015 and work is now progressing on a planning application and grant funding application to support this extension. A working group has been established to progress this with an application for planning permission anticipated by the end of 2017.

- 3.47 A Gypsy Traveller Accommodation Assessment (GTAA) was produced in 2015, in line with new guidance published to accompany the Housing (Wales) Act and approved by Welsh Ministers in 2016. This shows a need for 32 residential pitches, plus two Travelling Show-people's yards by the end of 2020 – a lower need than that indicated in the previous assessment. This lower need suggests that the number of private pitches gaining permission is having an impact on the level of need in Pembrokeshire. In terms of the LDP, current allocations and policies are enabling both private and allocated sites to gain permission and on this basis no further investigation is required at present.

*Minerals*

**(Core) The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).**

**Further investigation if land bank drops to 12 years (hard rock) or 9 years (sand & gravel), to ensure sufficient provision at end of Plan period. Monitor tonnage permitted.**

- 3.48 Looking at the provisions of the Council's LDP:

- For hard rock, there is a plentiful reserve which is sufficient for well beyond the current Plan period.
  - For sand and gravel, the provision is sufficient to 2021. Beyond then it will become increasingly important to find new terrestrial production sites in SW Wales. This will need to be considered in a regional context to reflect the requirements of the Regional Technical Statement for Aggregates for South Wales. The LDP identifies an area of search for production sites within the Council's planning area. This is based on the BGS mineral resource map.
- 3.49 This work has been taken forward through the regional group during AMR years 2, 3 and 4 and will continue. The identification of new terrestrial sand and gravel sites will require a steer from minerals operators, as only they will have the technical expertise to advise on what sites might have future production potential.

*Housing*

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

- 3.50 During the monitoring period PCC had a 5.1 year housing land supply, based on The Joint Housing Land Availability Study (JHLAS) for 2015-16 (April 2016 Base date), meeting the target set by the AMR (a 5 year land supply). However as the land supply is below 5.5 years, it is below the Plan trigger for further investigation.
- 3.51 TAN 1 requires that Authorities should be able to demonstrate a 5 year land supply. This is also the target within the AMR. The Authority has a 5.1 year land supply and is therefore meeting the target set by the Plan and the requirements of National Planning Policy.
- 3.52 The target for further investigation in the AMR was set at 5.5 years, to ensure that PCC is able to meet the requirement of a 5 year housing land supply in future years. Work on the 2014 and 2015 JHLAS together with current work has identified a number of sites where programmed improvements to Waste Water Treatment Works will increase the 5 year land supply of the Authority, together with additional development sites, excluded from the 5 year land bank because of developer uncertainty, that are ready to progress in response to demand.

**(Core) Amount of housing development permitted and built on allocated housing sites as a percentage of the total housing allocation and as a percentage of the total housing development permitted.**

- 3.53 The trigger for further investigation is if permissions on allocated sites are below 60% of total at March 2017 – 59% of allocations built as a percentage of total completions so trigger hit. This trigger is marginally below the target. As discussed below, progress on three key housing allocations has been slower than anticipated and further monitoring of these three sites will be undertaken through the JHLAS and Review processes, with any information provided in AMR 5.

**Progress towards delivery on the following housing sites: a) Slade Lane South, Haverfordwest, b) Slade Lane North, Haverfordwest, c) Maesgwynne, Fishguard, d) Shoals Hook Lane – trigger hit on a) c) and d) as development has not commenced at 2017, although permissions exist at a) and c).**

- 3.54 Information on progress with these sites will be monitored through JHLAS and LDP 2 preparation and consideration given as to whether these sites are maintained as allocations within LDP2.

**(Core) The number of net additional affordable and general market dwellings built (TAN 2). Trigger hit as overall completions less than 50% of target at 2017. Affordable housing target has been delivered however.**

- 3.55 Monitoring of delivery will continue within AMR 5. Further analysis of lower than anticipated forecasts of housing projections will be assessed as part of preparation of LDP2.

**Planning permission granted for employment development on allocated sites within identified port areas (Blackbridge – Milford Haven; Goodwick – former Dewhirst Factory site; and Goodwick – Parrog). Trigger for further action – 50% without planning permission at Plan Review (2017) – activated because by 31<sup>st</sup> March 2017 there were no current employment permissions at Blackbridge or Goodwick Parrog and those relating to the former Dewhirst Factory (also at Goodwick) were for non-employment uses.**

- 3.56 Further monitoring will be reported on in AMR 5.

**Progress towards delivery of strategic employment sites (Blackbridge, Milford Haven; Pembrokeshire Science and Technology Park, Pembroke Dock; Withybush Business Park, Haverfordwest; and Trecwn). At the Trecwn site, the trigger is activated as development had not commenced at 31<sup>st</sup> March 2017. (At the other three sites, the site-specific triggers have not been activated).**

- 3.57 Further monitoring will be reported on in AMR 5.

**Progress towards delivery of mixed use sites (Old Hakin Road, Haverfordwest; Arnold's Yard, Johnston; and Dale Road, Hubberston).**

- 3.58 Trigger for further action – sites do not have planning permission by Plan Review (2017) – activated for two sites because there were no current mixed use permissions at either Arnold's Yard or Dale Road at 31<sup>st</sup> March 2017. Further monitoring will be reported on in AMR 5.

*Landscape*

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

- 3.59 The number of applications approved in spite of being contrary to the requirements of Policy GN.1, criterion 3 was nil. This is significantly less than during AMR 2 and less than the single application falling within AMR3. It may be necessary to re-evaluate the detailed wording of GN.1 (3) at Plan review in relation to adverse effects on landscape character, quality and diversity which are minimal or minor. Officers will continue to monitor this issue.

*Historic Environment*

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

- 3.60 The trigger for permissions, listed building consents and SAM consents granted contrary to Policy GN.38 has not been met, with no applications identified as being approved despite being contrary to GN.38. 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.

## 4 Summary of Sustainability Appraisal and HRA Monitoring Outcomes

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

and UK level. The release for 2015 was the final statistical publication as it has been replaced by the Well-being of Future Generations (Wales) Act 2015 national indicators. These indicators have been published but have not been reported on as yet, Welsh Ministers will publish an annual progress report at the start of each financial year with progress made over the preceding year. Some of this information will translate to the plan level spatial area, however some data will only be available at a national level.

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

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

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

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

4.9. As this is the fourth AMR of the LDP the information provides a start from which to assess the plan from the baseline. Subsequent monitoring reports will provide triggers for further investigation and if a review of the plan is necessary prior to 2017. However, there is no need for early review of the plan based on the SA/SEA objectives in AMR 4. Preparations for review are taking place as the end date of the current plan is 2021.

SA Objectives	Performance			
	2013-14	2014-15	2015-16	2016-17
1. Develop and maintain a balanced population structure	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
3. Improve education opportunities to enhance the skills and knowledge base	G	G	G	G
4. Minimise the need to travel and encourage sustainable modes of transport	G	G	G	G
5. Provide a range of high quality housing including affordable housing to meet local needs.	G	A	A	A
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities.				
7. Protect and enhance the role of the Welsh language and culture				



8. Provide a range of good quality employment opportunities accessible to all sections of the population.	A	A	A	A
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
11. Maintain and improve air quality	A	A	A	A
12. Minimise the generation of waste and pollution	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
15. Reduce the impacts of flooding and sea level rises				
16. Use land efficiently and minimise contamination	G	G	G	G
17. Safeguard soil quality and quantity				
18. Protect and enhance biodiversity	G	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
21. Protect and enhance the built heritage and historic environment				

### Limitations

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

- 4.13 The SA methodology and monitoring framework and the HRA monitoring framework are set out in Appendices 3 and 4 respectively.

**Summary**

- 4.14 11 objectives are positive, 10 are neutral, with 1 having insufficient data to determine their performance (this is in relation to biodiversity – effects on European sites as site condition data is not available from NRW).
- 4.15 In conclusion it is found that the SA monitoring 2016/17 raises no significant issues which warrant further action other than that already highlighted. Compared with 2013/14, 2014/15 and 2015/16 this is as expected, and this report builds on the baseline for subsequent monitoring reports. The SA monitoring will continue to provide valuable information on trends and identify any need for intervention, including reviews of policies.
- 4.16 No mitigation measures have been identified at this stage, however indicators for population, water quality (NVZ), employment and economy will need to be monitored in future SA monitoring, alongside future LDP monitoring. Some monitoring issues were identified in the LDP AMR (See Chapter 3 of this document) however as the plan is undergoing review shortly these can be addressed going forward.
- 4.17 The HRA monitoring shows that HRA screening has taken place on a number of project level proposals which have come forward in the AMR period, there are currently no issues relating to the HRA. All planning applications are screened for their potential effect on European sites.

## 5. Feedback from Consultation Events

- 5.1 The LDP Manual Edition 2 (Welsh Government, 2015) says that the views of key stakeholders should be sought, in order to strengthen the analytical aspects of the AMR (section 9.2). To achieve this, seminars on the AMR were held on the 19<sup>th</sup> September 2017 (for Stakeholders) and on the 26<sup>th</sup> September 2017 (for Elected Members). Additionally, the Pembrokeshire Agents' Forum was briefed on 3<sup>rd</sup> October 2017.
- 5.2 At the Stakeholder Seminar and Members' Workshop, the key conclusions from LDP AMR 4 were presented and an opportunity provided for questions and debate. A short introduction to the LDP Review process was also provided.
- 5.3 The feedback from the Stakeholder seminar is summarised below:
- It was confirmed that the Renewable Energy monitoring outcomes reflected terrestrial schemes in the Council's planning area. Marine schemes are outside the Council's planning jurisdiction and National Park schemes are reported in the AMR of the National Park Authority. Some micro-generation schemes go ahead under permitted development rights and are therefore also outside the scope of monitoring.
  - Land has been allocated by the current LDP for an extension to the Gypsy and Traveller site at Kingsmoor Common, Kilgetty. Common rights have now been extinguished on the extension site and a planning application is expected later this year, for a further 12 pitches.
  - Volume house builders are wary of taking on large strategic housing allocations in Pembrokeshire. Therefore, it is being suggested by some house-builders that in the future more emphasis should be placed on small / medium sized allocations, with a view to improving delivery.
  - The Replacement LDP will take account of the requirements of the Well-being of Future Generations (Wales) Act, 2015 and of the Environment (Wales) Act, 2016.
  - It is anticipated that advertising for Candidate Sites will commence in spring 2018.
  - PCC requires provision to be made for affordable housing in conjunction with all new market housing proposals. The preference is for on-site provision and where this isn't possible, a commuted sum is collected. The Affordable Housing Supplementary Planning Guidance explains how commuted sums are spent. The preference is for spending in the area that generated the payment – if this isn't possible a cascade approach is used, which widens the search area for a suitable project site.
  - PCC's current approach to section 106 legal agreements prioritises affordable housing delivery. However, many other things are also

provided from section 106 funds, not least essential infrastructure required to take forward development projects. LDP review will provide an opportunity to review section 106 priorities, but affordable housing is likely to continue to be given high priority, due to the continuing need for new provision in this sector of the housing market. PCC intends to prepare further information on section 106 legal agreements, in particular spending of commuted sums, in the near future.

- Collaborative working with neighbour planning authorities – the Pembrokeshire Coast National Park Authority, Carmarthenshire County Council and Ceredigion County Council – will continue. Wherever possible, evidence will be prepared jointly with these authorities to support preparation of each authority's second LDP. Regional working arrangements will continue and in some cases are likely to strengthen.
- PCC intends to take forward a review of the Gypsy and Traveller Accommodation Assessment (GTAA) in 2018.

5.4 The feedback from the Members' seminar is summarised below:

- The current LDP's housing policies are based on an anticipated provision split of 60% urban / 40% rural. The previous Plan, the JUDP, was based on a 70% urban / 30% rural split. Several Members indicated that their preference is to move towards a provision closer to 50% urban / 50% rural for LDP 2. Incremental / generational growth in rural communities had strong support amongst Members. However, there was a recognition that this needed to be delivered in a consistent and fair manner and that any change in approach would need to fit in with Welsh Government housing policies. Any departure from Welsh Government policy and advice would need to be justified by strong evidence.
- Linked to the debate on apportionment between urban and rural areas is the view of some Members that the LDP needs to be more flexible / allow for more discretion in terms of release of infill and rounding off sites in very small settlements, and in small clusters of dwellings not classified as settlements, for housing provision to meet local need and / or market demand. For LDP 1, Members had asked for a Settlement Hierarchy and for Settlement Boundaries, to provide certainty. This is a matter that can be looked at afresh for LDP Review, but with the caveat that any changes will need to accord with Welsh Government housing policy and meet sustainability imperatives. Welsh Government will want most new development directed to the most sustainable locations, which are usually the towns. Whatever policy approach is ultimately taken, it must be applied fairly and consistently. There cannot be a free-for-all approach to housing development in rural areas / the countryside.
- Several Members asked for clarification of what is meant by the term 'rural enterprise' in the context of dwelling provision in the countryside as an exception to the normal policy approach of restraint.

- It is anticipated that, as LDP 2 emerges, a number of topic-based Members' Workshops will be held, one of which could look at housing and employment issues in rural areas.
- There was widespread concern about Pembrokeshire's Town Centres, most of which now have high vacancy rates. Members suggested that reducing town centre areas and primary and secondary retail frontages might be needed. This would increase the scope for residential conversions to go ahead.
- Affordable housing provision takes place on-site wherever possible (this is the preferred option). Where it is not possible, commuted sums are required. The full picture regarding actual and planned provision of affordable housing is therefore a combination of on-site provision, unimplemented on-site permissions and pooled commuted sums.
- LDP review will provide an opportunity to re-evaluate the positioning of Settlement Boundaries throughout the Plan area. The policies that underpin housing provision can also be re-examined, but that does not necessarily mean there will be major change, as delivery of market and affordable units has been fairly successful under LDP 1 and the Council still has a 5 year housing land supply.
- Where development is proposed on flood zone sites, care is needed. Where a highly vulnerable use, such as housing, is proposed, development may not be consented. However, the Council will take the advice of Natural Resources Wales in such cases. Generally, it is not a good idea to put new housing, or other highly vulnerable uses, within a flood zone.
- For LDP review, PCC will use 2011 Census information on the Welsh Language to inform its policies (the LDP was based on the 2001 Census information on this). Members suggested it would be wise to look at a wider range of considerations when devising policy, for instance availability of teaching through the medium of Welsh in local schools.

5.5 At the Agents' Forum on 3<sup>rd</sup> October, an overview of the LDP review process was presented, with feedback as set out below:

- The current LDP does not have a residential infill / rounding off policy, unlike the predecessor Plan, the JUDP. It was suggested that this might have reduced delivery of housing in rural areas. However, monitoring has revealed that about 7% of housing development is taking place in countryside areas (outside the settlements defined by the LDP's Settlement Hierarchy), which is a higher rate than expected. Also, there have been high levels of new housing delivery in Service Villages. The housing development recorded in countryside areas is a reflection of building conversions, One Planet Developments and Rural Enterprise Dwellings. Notwithstanding the above, this is a policy area that PCC will re-evaluate in conjunction with Plan review, although it is too early to be certain what conclusions might be reached.

- Several agents thought that there was a significant problem with delivery of the largest of the LDP's housing allocations. This is borne out by the monitoring outcomes, particularly for major sites in Haverfordwest and Fishguard. It was suggested by agents that better delivery rates might be achieved by allocating more medium-sized sites. These would be easier for local builders to take forward, a key consideration as there is only one national housebuilder active in Pembrokeshire. Sales of new dwellings have been going well recently, but with limited new build on major sites, there is an emerging shortage of new properties to sell.
- The cumulative total of commuted sums received in 2016/17 is in the region of £140,000. Agents noted that this was a modest sum and would not provide many new dwellings. This is accepted, but the Council's preference is for provision of affordable homes to be made on-site. In this respect, the delivery rates since LDP adoption have been encouraging.
- A number of questions were asked about the forthcoming call for Candidate Sites for the Replacement Plan. The Council will prepare a standard form for responses and a guidance note to assist those who wish to submit sites. The form will ask for the key information required for evaluation purposes, while seeking to avoid over-complication or unnecessary questions. The guidance note will be published before the formal commencement date for submissions. Where allocations of the current LDP haven't come forward for development, there will be a re-evaluation by the Council. Owners and developers of such sites should use the Candidate Site process to re-establish their development interest and explain why sites haven't come forward. Some agents had identified a possible solution to delivery difficulties being an enlargement of a site – in such cases, the Candidate Site submission should explain how this might overcome delivery constraints. Extensions should avoid excessive incursions into areas of open countryside / areas where development would have significant landscape impacts.
- Some agents thought that a return to preparation of a single Plan for Pembrokeshire, jointly with the National Park Authority, should take place. This is a long-term possibility, as would be future joint Plans with other Local Planning Authorities in SW Wales. However, the National Park Authority is well-advanced with preparation of its Replacement LDP, working to a different timetable to the Council. A joint Plan would cause a significant loss of time for the National Park Authority and might result in both Authorities not reaching adoption for their Replacement Plans prior to expiry of their current Plans. Notwithstanding this, joint working and collaboration with the National Park Authority is and will continue to take place wherever possible.

## 6. Conclusions and Recommendations

### Summary

- 6.1 Further progress has been made with Plan delivery during 2016/17. There are no particular issues to explore in relation to the SA/HRA process. Review of the Plan is now underway, to accord with the requirement to commence work on a Replacement LDP four years after adoption of the current Plan.
- 6.2 Key areas for the LDP Review to consider including Housing Delivery, particularly on strategic sites, Gypsy Traveller Pitches, Town Centre performance and associated Masterplan recommendations; progress with Strategic Employment site delivery, Sand and gravel provision and the wider changing legislative context.
- 6.3 The commencement of LDP review does not remove the need to carry on with preparation of AMRs for the current Plan. These will continue until the Replacement Plan is published. Hence an AMR 5 will be published in 2018, providing updates on the issues emerging from new or amended legislation, policy and guidance, and including any other information that may affect implementation of the Council's LDP.

## **7. Appendices**



## Appendix 1 – LDP Monitoring Framework

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

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

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

AG – Agricultural Notifications

HG - Hedgerows

CA – Conservation Areas

Pr Notf – Prior Notifications

CLOPUD - Certificates of Proposed Lawful Development

EIA – Environmental Impact Assessment

DC - Discharge of Conditions

Section 73 amendments

Outline Applications

TF – Tree Felling

LB – Listed Buildings

AD – Advertisements

OHL – Overhead Lines

CLD - Certificates of Lawful Development

HS – Hazardous Substance

Non-material amendments to applications

Retrospective Section 73 amendments

Reserved Matters Applications

LDP Indicator	Target	Trigger	Outcome			
			2014	2015	2016	2017
Total Number of Planning Applications determined under the LDP (excluding Tree Surgery, Agricultural Development, Section 73 & Listed Buildings):	-		Total: 749 Approved: 665 Refused: 82	Total: 859 Approved: 785 Refused:74	Total: 681 Approved: 614 Refused: 67 <sup>3</sup>	Total: 641 Approved: 589 Refused: 52
<b>Strategic Objective: Mitigating &amp; responding to the challenge of climate change (A)</b>						
(Core) Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 & C2 floodplain areas & otherwise not meeting all the TAN 15 tests (paragraph 6.21 – v).*	Development in zones C1 & C2 is in line with the provisions of TAN 15	More than 1 approval within 1 year of development in zones C1 & C2 contrary to the provisions of TAN 15.	5	0	0	0
<b>Summary of Strategic Objective: Mitigating and responding to the challenge of climate change (A):</b>						
<p>In AMR year 4, all flood zone applications have met the requirements of TAN 15 / LDP policy GN.1 (criterion 7). This is the third year running that such a result has been recorded, reflecting a continuation of good working practices by Development Management Officers.</p> <p>NRW is usually consulted on flood zone applications and recommendations are normally reflected in decisions made.</p> <p>Clear assessments of flood risk are generally included in Delegated Decision and Planning and Rights of Way Committee Reports where an application site area coincides with a C1 or C2 flood zone, including cases where only a small proportion of the application site is affected.</p>						

<sup>3</sup> Of those refused 1 was determined by appeal, 1 was Finally Disposed of as opposed to being refused.

<b>Strategic Objective: Improving access to goods &amp; services (I)</b>						
Number & proportion of housing planning permissions at different levels of the settlement hierarchy.	60% of permissions are in the Hub Towns <sup>4</sup>	Permissions less than 50% in Hub Towns over a period of 3 years.(Note: percentages do not equal 100% due to rounding)	Hub Town	Hub Town	Hub Town	Hub Town
			1,191 (77%)	790 (65.3%)	356 (39%)	259 (37%)
			Rural Town	Rural Town	Rural Town	Rural Town
			55 (3.5%)	31 (2.6%)	43 (5%)	27 (4%)
			Service Centre	Service Centre	Service Centre	Service Centre
			14 (0.9%)	23 (1.9%)	98 (11%)	69 (10%)
			Service Village	Service Village	Service Village	Service Village
165 (11%)	303 (25%)	329 (36%)	279 (41%)			
Large Local Village	Large Local Village	Large Local Village	Large Local Village			
12 (0.8%)	10 (0.8%)	22 (2%)	9 (1%)			
Small Local Village	Small Local Village	Small Local Village	Small Local Village			
15 (1%)	15 (1.2%)	10 (1%)	0 (0%)			
Open Countryside	Open Countryside	Open Countryside	Open Countryside			
95 (6%)	38 (3.1%)	64(7%)	48 (7%)			
Area of land safeguarded for transport related proposals lost to development.	0%	Any loss will require investigation	0	0	0	0

<sup>4</sup> 50% across the last 3 reporting years

<p>Net change in provision of community facilities as a consequence of planning permission (area &amp; type).</p>	<p>To maintain key facilities</p>	<p>Loss of over 3 community facilities within any 3 year period.</p>	<p>New facilities gained: Community Halls: 0.39 ha Public House: 1.35 ha Health facilities: 1.30ha Educational facilities: 3.91ha Open Space/Outdoor areas: 2.52 ha Other: 0.15ha No facilities entirely lost<sup>5</sup></p>	<p>New facilities gained &amp; lost:<sup>6</sup> Community Halls 0.11 ha gained 0.03 lost (13/1090/PA) Public House: 0.13ha gained Health: 0.04ha gained Educational facilities: 0.63ha gained 0.06ha lost (13/0963/PA) Open Space/Outdoor areas: 0 Other: 0.32 ha gained</p>	<p>New facilities gained &amp; lost<sup>7</sup> Public Houses 0.09 ha lost (13/0772/PA 15/0853/PA) Religious buildings 0.53ha lost (13/0878/PA 15/0232/PA, 15/0800/PA, 15/0322/PA). Local convenience store gain 0.01ha (15/0082/PA) Sport &amp; recreation 0.88ha gain (15/0149/PA)</p>	<p>New facilities gained &amp; lost Community Halls 0.97ha gained Religious buildings 0.05ha lost (16/1006/PA, 16/0525/PA) Educational Facilities 1.11ha gained Open Space/Outdoor Areas 0.02ha gained Sport &amp; Recreation 0.28ha gained Health Facilities 0.31ha gained</p>
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<sup>5</sup> note where a community facility has changed from one type to another this has not been considered a loss

<sup>6</sup> As previously where a community facility has changed from one type to another this is not considered a loss. New facilities include extensions to existing site areas (and not extensions to buildings within an existing site area) and changes of use.

## Annual Monitoring Report | 2016-2017

				<p>-0.17 lost (14/0119/PA &amp; 14/0704/PA)</p> <p>Religious buildings 0.90 ha gained</p> <p>-0.29 ha lost (14/0318/PA 13/0909/PA)</p> <p>6 permissions where a use was changed from a community facility. However in all cases the use had previously ceased &amp; was no longer viable.</p>	<p>loss 0.16ha (15/0715/PA)</p> <p>Cafe loss 0.02ha (14/1059/PA15 /0308/PA)</p> <p>Educational gain 0.02 (14/1192/PA)</p> <p>loss 0.26ha (15/0584/P, 14/1098/PA. 11 permissions involved the loss of some community facility provision. In all cases justification was provided (see commentary)</p>	<p>0.80ha lost (16/0028/PA demolition of residential care home)</p> <p>Only 3 applications involved a loss of some community facility provision. In all cases justification was provided.</p>
Level of services within rural settlements.	Services in settlements within the settlement	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 Rural Facilities Report 2017 Update.				

	hierarchy are not significantly lower than in the 2008 Rural Facilities Survey					
(Core) The capacity (MW) of renewable energy developments permitted.	No target but one may be set for LDP monitoring purposes, using the methodology set out in WG Renewable Energy Toolkit	No trigger identified.	108.427MW capacity permitted 28.02.13 to 31.03.14. <sup>7</sup> (108.417 MW capacity permitted 01/04/13 to 31/03/14)	68.60 MW capacity permitted. <sup>8</sup>	34.77MW capacity permitted <sup>9</sup> .	6.11MW capacity permitted <sup>10</sup> .

<sup>7</sup> Including allowed appeals on applications initially determined in the period to 31.03.14.

<sup>8</sup> Including allowed appeals on applications initially determined in the period to 31.03.15. No output data available for application 14/0640/PA.

<sup>9</sup> This excludes 6 applications where no output data was available – in each case outputs were expected to be small.

<sup>10</sup> This excludes 5 applications (four for solar panels, one for a hydro-power scheme) where no output data was available – in each case outputs were expected to be small.

<p>Amount of open space (m2) permitted in relation to overall number of dwellings permitted.</p>	<p>Provision of public open space at a rate of more than 25% below the standard requirement (as set out in SPG)</p>	<p>Provision of public open space at a rate of more than 35% below the standard requirement (as set out in SPG) at Plan Review.</p>	<p>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. 34469.82m2 has been provided (divided by 4370 dwellings), this gives a rate of 7.8m2 per dwelling. This is 36% below the target and therefore meets the trigger for further investigation.</p>
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**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 broadly in accordance with the settlement strategy of the LDP, however a fall in the number of units permitted in the Hub Towns for the second time since the Plan was adopted meant a slightly lower percentage than the target (37% instead of 50% of permissions within Hub Towns). In total 691 new residential dwellings were conditionally approved across the Plan area between April 2016 & March 2017. Of these, 259 were located within Hub Towns, which equates to 39% of all residential permissions. However for the first time since plan adoption more permissions, 279 (41%) were permitted in the Service Villages than in the hub towns. Elsewhere the percentages were in line with the strategy of the LDP. The same percentage of development was permitted in the Countryside reflects a range of applications for conversions, rural enterprise dwellings & One Planet Development proposals, all of which are in compliance with the LDP.

No areas of land safeguarded for transport related proposals have been permitted for another form of development during AMR year 4. 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, there is an undetermined Development of National Significance (DNS) application for a biomass facility, which will be determined by the Planning Inspectorate on behalf of Welsh Ministers.

In terms of community facilities, three applications were granted where there was all or some loss of a community facility. 2 applications involved the loss of redundant churches or chapels. In these cases the continued religious use was no longer viable & marketing unsuccessful. (16/1006/PA & 16/0525/PA). 1 application involved the demolition of a former residential care home which had been closed for several years and erection of residential development including 6 affordable dwellings for rented social housing. Other applications involving a change of use between community facilities or where alternative provision had already been made are not included here. (For example replacement and relocation of a children's play area (16/0384/PA) & alterations to an existing community centre and flat to form a new community centre and 8 flats (16/0863/PA). Given that in all cases, the community facility was shown to be unviable, or no longer required, or that alternative community facilities were available locally, there is no need for further investigation of this indicator. Notwithstanding the loss of these community facilities, the proposals were acceptable within the policy framework of the LDP.

The levels of services within settlements will be monitored at Plan Review. Please see Rural Facilities Report 2017 Update.

For Renewable Energy, during AMR year 4 most of the decisions made related to the detail of previously consented schemes. Of the new proposals, four were appeal decisions on wind turbine proposals initially refused in an earlier AMR period (3 allowed, 1 dismissed), one was for a new wind turbine proposal (refused), one was for a solar farm (conditionally approved), 7 were for the installation of solar PV panels / arrays (each was conditionally approved) and one was for a hydro-electricity scheme (conditionally approved). The reduction in application numbers for renewable energy projects has continued, reflecting the reduction of the feed in tariffs. This is also reflected in anticipated outputs from newly consented schemes, which in AMR year 4 was just 6.11 MW, a big reduction in comparison with the last few years.

In relation to Open Space, the Planning Obligations SPG introducing standards was only adopted on 12<sup>th</sup> September 2016 and therefore has not yet had sufficient time to come into force. 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 future AMRs. It also asks for a comparison of the amount of open space (m<sup>2</sup>) permitted in relation to the overall number of dwellings permitted, when in fact open space is only required on sites of over 33 dwellings. In the Review of the LDP this indicator should be reconsidered, to provide more meaningful data.

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



<p>Planning permission granted for employment development on allocated sites within identified port areas (Blackbridge, Milford Haven, Goodwick former Dewhirst factory site &amp; Goodwick Parrog).</p>	<p>100% by end of Plan period</p>	<p>50% without planning permission at Plan Review (2017). Annual narrative to describe progress towards delivery.</p>	<p>Blackbridge</p> <p>0</p>	<p>Blackbridge</p> <p>0</p>	<p>Blackbridge</p> <p>0</p>	<p>Blackbridge</p> <p>0 – but noting that there is an undetermined DNS application for a biomass facility</p>
			<p>Former Dewhirst factory site</p> <p>0</p>	<p>Former Dewhirst factory site</p> <p>0</p>	<p>Former Dewhirst factory site</p> <p>0</p>	<p>Former Dewhirst factory site</p> <p>0</p>
			<p>Goodwick Parrog</p> <p>0</p>	<p>Goodwick Parrog</p> <p>0</p>	<p>Goodwick Parrog</p> <p>0</p>	<p>Goodwick Parrog</p> <p>0</p>
<p>Progress towards delivery of safeguarded transport schemes.</p>	<p>All delivered by 2021</p>	<p>If finance has not been secured for a project by Plan Review (2017). See Appendix 2 for details of progress towards delivery of safeguarded schemes listed under Policy GN.39. Changes since LDP adoption are highlighted. Some of the safeguarded schemes are now delivered, with others are in the process of being delivered or are being prepared for delivery. Additionally, some new schemes have come forward since LDP adoption, while delivery of other schemes which had funding at LDP adoption has now become less certain. LDP review offers an opportunity to update the scheme details to reflect current circumstances.</p>				
<p><b>Summary of Strategic Objective: Building on the County’s strategic location for energy and port-related development (E):</b></p> <p>The strategic employment site at Blackbridge does not have a current employment-related planning permission. This site is now owned by the development company Egnedol, who are proposing a biomass facility together with a number of related projects for the allocated site and significant land areas beyond this. This proposal has reached application stage and has been classified as a Development of National Significance. Hence determination will be by the Planning Inspectorate, on behalf of Welsh Ministers.</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.

The Authority will continue to monitor uptake of strategic employment sites.

The trigger for further investigation has been activated and review of these allocations will take place in conjunction with preparation of LDP 2.

Relatively good progress continues to be made towards delivery of safeguarded transport schemes. Earlier AMRs recorded progress towards delivery of various schemes safeguarded by the LDP. During AMR year 4 the key elements of progress were as follows:

- Most elements of the Southern Strategic Route were completed by the end of 2016/17. A new link road and roundabout at Maidenwells has progressed to implementation stage, with construction commenced at November 2016 (this element of the scheme was nearing completion by summer 2017, in AMR year 5).
- Completion of the Fishguard Bus Focal Point is now expected by April 2019. Welsh Government funding has allowed detailed design work and the initial phase of the Fishguard Town Centre Access Improvements project to be progressed.
- Also in Fishguard, the A40 High Street to A487 West Street (Chimneys Link) project started in April 2016, with completion expected by April 2019. Welsh Government funding has been secured for 2016/17 and 2017/18. Detailed design work and the initial phase of the Fishguard Town Centre Access Improvements project are currently being progressed.
- Local Transport Fund Grant from Welsh Government has been secured for 2017/18, to allow parts of the Haverfordwest to Narberth shared use path proposal to be taken forward. Specifically, the section of this route between Eagle Lodge and Bluestone Resort is being implemented, this also including construction of a new car park at Eagle Lodge, subject to statutory processes being completed. In more general terms, Sustrans is going to undertake a feasibility study for the Haverfordwest to Narberth route, as part of a RDP funded project, with initial work started during 2016/17.
- The Haverfordwest Masterplan proposals have been modified and some further elements have been progressed during AMR year 4. The Bridgend Square Roundabout is to be re-marked in 2017/18, to improve circulation. The Town Centre (Swan Square) enhancement and access project is to be undertaken, after the new Library scheme is completed. A new element of the proposals is a feasibility study on enhancement of the Haverfordwest multi-storey car park and improvements to access to the Bus Station. This will form part of a town centre redevelopment to be progressed during 2017/18.
- A north-west shared use path into Haverfordwest is being taken forward. This scheme is not safeguarded by the LDP but is now included in the schemes being monitored (see Appendix 2). Two elements are currently being progressed, these being Pelcomb Bridge to Pelcomb Cross and Simpson Cross to Roch. Preliminary design was completed in 2016/17 and Local Transport Fund Grant from Welsh Government has been secured for 2017/18, to allow shared use paths to be constructed.

- Another shared use path proposal not safeguarded by the LDP is that linking Pembroke Dock and Milton, following the A.477. Much of this path is already completed. The final elements of this scheme are expected to be finished by the South Wales Trunk Road Agency in 2017/18.

Appendix 2 provides more details on progress towards delivery of transport schemes safeguarded by the LDP (and also on some other significant schemes that have come forward since LDP adoption). The Authority will continue to monitor progress with delivery of the safeguarded schemes.

**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)**

Number of applications approved contrary to policies SP 4, SP 14, GN.12, GN.14	0	More than 4 planning applications approved contrary to a single policy over 4 years.	SP 4	SP 4	SP 4	SP 4
			0	0	0	0
			SP 14	SP 14	SP 14	SP 14
			0	0	0	0
			GN.12	GN.12	GN.12	GN.12
			0	0	0	2 <sup>11</sup>
			GN.14	GN.14	GN.14	GN.14
			0	0	0	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	90% of target	0% = 7052.6 <sup>12</sup> sq m permitted outside town centres (see	29% = 1472 sq m was located within identified Town Centres of a	0% = 1254 sq m (net) permitted outside town centres. (See	0% = 2,120 sq m (net) permitted outside town centres (appn

<sup>11</sup> 15/1103/PA change of use from Florist Shop (A1) to Café (A3) in retrospect and 16/0751/PA Change of use of part ground floor from retail (A1) to local heritage centre (D1) in retrospect.

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

	sites outside town centres)		applications 12/0829/PA, 12/0989/PA & 12/1112/PA).	total 5124 sq m permitted. (See 13/0971/PA, 14/0247/PA & 14/0724/PA)	application 15/0570/PA). No major retail proposals within town centres.	16/0582/PA [outline] and 16/0376/PA)
Level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or GN.10 (farm shop).	0%	Narrative on any schemes not permitted under Policy GN.15 or GN.10.	96% = 6,174.9sq m <sup>13</sup> (Applications 12/0829/PA & 12/0989/PA). Narrative in summary below.	71% = 3,688 sq m. (Applications 13/0971/PA, 14/0247/PA & 14/0276/PA). Narrative below.	100% = 1,254 sqm (See application 15/0570/PA). See narrative below.	100% = 2,120 sq m (net) (appn 16/0582/PA [outline] and 16/0376/PA) narrative below
Progress towards delivery of Retail allocations.	100% delivered by end of Plan period.	<p>Any allocations which have not gained planning permission by Plan Review (2017). Plan review commenced May 5 2017.</p> <p>RT/040/01 Fred Rees Site, Haverfordwest – application submitted, further information awaited from applicant</p> <p>RT/096/01 St Govan’s Centre – no application submitted, existing retail site</p> <p>RT/034/01 Old Primary School Site, Fishguard – The Chimney’s Link redevelopment scheme, including retail development is in the pipeline</p> <p>RT/088/01 The Old Primary School Site, Narberth – planning permission issued, not implemented</p>				

<sup>13</sup> Floorspace is net A1 floorspace permitted outside town centres as a percentage of total A1 floorspace.

		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
Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary). <sup>14</sup>	Vacancy levels are no higher than the national (UK) average	Vacancy levels 5% higher than national (UK) average.	UK 13.9% (Source: Local Data Company, December 2013)	UK 13.2% (Source Local Data Company December 2014)	UK 12.5% (Source: Local Data Company, January 2016) <sup>15</sup>	UK 12.7% (Source Local data Company, December 2016)
			Haverfordwest	Haverfordwest	Haverfordwest	Haverfordwest

<sup>14</sup> All retail vacancy figures are taken from the PCC Retail Survey conducted November 2013, December 2014 and January 2016, March 2017.

<sup>15</sup> LDC report that the reduced national vacancy rate is driven by a decrease in the number of units becoming vacant along with an above average number of units being removed from the overall stock.

			9%	17%	18%	25% (16%) <sup>16</sup>
		Pembroke Dock	10%	Pembroke Dock 15%	Pembroke Dock 19%	Pembroke Dock 22%
		Milford Haven	14%	Milford Haven 21%	Milford Haven 18%	Milford Haven 20%
		Pembroke	9%	Pembroke 6%	Pembroke 7%	Pembroke 12%
		Fishguard	10%	Fishguard 9%	Fishguard 16%	Fishguard 15%
		Narberth	4%	Narberth 2%	Narberth 2%	Narberth 6%

**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 0% of all major A1, A2 & A3 floorspace permitted was located within identified Town Centres or on an allocated retail site. A single major retail application was permitted during the AMR 4 period.

As one major application was permitted outside town centres, the trigger for further investigation with regards to this target has been reached. In the case of the major application permitted, the details were:

<sup>16</sup> Vacancy rate inflated by redevelopment underway within the town centre

Application 16/0376/PA for the redevelopment of an existing Lidi foodstore sought to increase the GIA by 1,276 sq m, creating an additional trading floorspace of 544 sqm. The application satisfied the criteria of GN.14 & National Planning Policy demonstrating a qualitative need and the sequential test at an existing edge of centre site.

In conclusion the application met the requirements of national planning policy & the policies of the LDP. This application does not indicate any particular issue with the policies of the LDP & therefore no further investigation is required at this time.

With regard to the further indicator examining the level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or G.10 Farm Shop, PCC has considered all of those major applications which resulted in a net gain of A1 use class floorspace, of which 100% were permitted outside town centres. . In addition to the above application (16/0376/PA), a proposal for a bulky goods store at London Road, Pembroke Dock (application 16/0582/PA outline) was granted planning permission. These applications represents 100% of the total permitted A1 use class floorspace outside town centres (other than those schemes approved under GN.15 Small Scale Retail or GN.10 Farm Shops). The reason for the major permission granted at the Lidi site are set out above, the bulky goods store satisfied tests of need, impact and sequential & despite the trigger being met, no further investigation, is considered to be required.

Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock & Milford Haven & for the first time Fishguard. Milford Haven & Pembroke Dock have a vacancy rate which is over 5% higher than the national average, triggering a need for further investigation. A redevelopment scheme at Haverfordwest town centre has created a short term increase in vacancy levels. The temporary nature of the vacancy has been taken into account and when occupied, the vacancy will not be 5% above the current national average.

In terms of the primary retail frontages – the towns of Fishguard, Narberth & Pembroke have a concentration of A1 units which is below the target percentage. Both Narberth & Pembroke have a tourism role which supports the provision of A3 uses. Fishguard is also expanding its tourism potential. This will continue to be monitored.

Many Town Centres across the UK are currently struggling, reflecting wider social & economic changes. The Council & a number of other organisations are developing a range of actions to assist in this area. The Council's Economy Overview & Scrutiny committee undertook a detailed review of town centres in 2012/13 & its recommendations supported the creation of six Town Teams across the County. These Town Teams have developed action plans to identify interventions which can be progressed with partners. 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) project to relocate & develop a 21<sup>st</sup> Century library, gallery & visitor centre in the current market building in the centre of Haverfordwest has commenced.

The Haverfordwest Masterplan identified a vision and flagship projects for Haverfordwest town centre capitalising on the river corridor, including the Market redevelopment currently underway, Eastern Quayside shopping centre and provision of a Heritage Centre. Other town centre masterplan studies will be progressed in due course.

In Milford Haven, the Port Authority is developing a mixed use scheme for a marina which includes commercial retail & fishing uses as well as 160 residential dwellings, & up to 70 additional marina berths. This was recommended for approval by Planning Committee in February 2015, but a S.106 agreement has not yet been signed.

Pembroke Dock has benefitted from a Townscape Heritage Initiative & a commercial property grants scheme supported by EU funding. Milford Haven and Pembroke have benefitted from a Town Centre Loan Scheme, funded under the WG 'Vibrant and Viable Places' Initiative and provides interest free loans to help reduce the number of empty and underused sites and premises. Projects were required to commence before September 2016.

As well as Regeneration led initiatives, in 2014/2015 the Welsh Government introduced a Retail Relief Scheme (administered by the Council) which provided a financial contribution of up to £1k towards business rates for occupied retail properties with a rateable value of £50k or less in the financial year 2014/2015. The same scheme was extended into 2015-16 (until 31 March 2016) with an increase in the maximum benefit to £1500 & aimed to assist smaller retailers, food & drink businesses. The Cabinet Secretary for Finance and Local Government announced a continuation of the High street Rates Relief scheme in December 2016. The Scheme is intended to be implemented from 1 April 2017 and permanent from 2018 and follows the business rates review 2017.

The Council will continue to monitor retail indicators closely & will work closely with Regeneration colleagues to take forward any actions emerging from the masterplans.

**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 &	No applications approved	More than 4 approvals in 4 years.	SP 5	SP 5	SP 5	SP 5
			0	0	0	0
			GN.16	GN.16	GN.16	GN.16



GN.17, GN.18 & GN.19 (including at appeal).	contrary to policies		0	0	0	0
			GN.17 0	GN.17 0	GN.17 0	GN.17 0
			GN.18 0	GN.18 0	GN.18 0	GN.18 0
			GN.19 0	GN.19 0	GN.19 0	GN.19 0

**Summary of Strategic Objective: Developing quality visitor economy founded on a distinct sense of place and an outstanding natural and built environment (H)**

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

Stakeholders consulted previous AMR drafts identified that it would be helpful to include a summary of proposals gaining permission under Tourism policies as well as reporting on those indicators identified within the AMR. This summary is set out below.

Altogether 25 applications for proposals relating to tourism uses were approved during the monitoring period (a slight decrease on the 30 applications approved in AMR period 3). These approvals included the following permissions for tourism accommodation:

A total of 3 changes of use to form B & B accommodation were permitted, 1 applications related to the change of use (16/0064/PA) and 2 applications (16/0752/PA & (16/0952/PA) for conversions to holiday units.

In relation to caravan development – 7 applications permitted replacement & upgrading of caravan parks and camping facilities including site extensions. These included 1 application to relocate and upgrade 4 static caravans to 8 timber holiday lodges (16/0922/PA). 1 application to upgrade camping facilities to include yurts (16/0013/PA) and the expansion of the Pine Lodge Site, Cosheston (16/0475/PA). 2 of these were toilet block extensions. 1 application allowed an increase of touring caravan pitches from 15-22.

Planning permission was also granted for a range of uses relating to existing tourism facilities including extensions to facilities and a new animal enclosure (16/0015/PA) at Folly Farm. Permission was granted for the construction of a wakeboard cable park with 4 towers with cabling, including a lake, clubhouse and car park – (15/0771/PA). The range of tourism permissions granted alongside the evidence of

compliance with policies suggests that the policies of the Plan are allowing for a range of appropriate tourism developments to take place under the strategy of the LDP.

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

<p>(Core) New employment land developed (ha/sq m).                  New employment land developed for offices (ha/sq m)                  New employment land developed for industry &amp; warehousing (ha/sq m).</p>	<p>100 ha developed by 2021</p>	<p>Less than 45ha developed by 2017.</p>	<p>1,154.11ha developed at 2013<sup>17</sup>                  These figures sub-divide as follows:                  13.20ha developed for offices                  1,140.91ha developed for industry / warehousing</p>	<p>An additional 218,287 sq m (21.8 ha) developed from permissions granted post LDP adoption (2013-2015)<sup>18</sup>.</p>	<p>A new methodology for the employment site survey work was introduced in 2015. Employment &amp; mixed use allocations plus the key existing employment sites &amp; windfall sites over 0.5 ha granted since LDP adoption are monitored.                  Baseline total site area 2013:1137 ha (11,373,700 sqm).                  Total site area 2015: 1146 ha (11,451,982 sqm).                  Site area in use 2013: 945 ha (9,448,700 sqm).                  Site area in use 2015: 829 ha (8,294,777 sqm).</p>	<p>Baseline total site area 2013: 1137 ha (11,373,700 sqm).                  Total site area 2016: 1195 ha (11,953,357 sqm).                  Site area in use 2013: 945 ha (9,448,700 sqm).                  Site area in use 2016: 976ha (9,764,952 sqm).                  Vacant land 2013: 193 ha (1,925,000 sqm).                  Vacant land 2016: 219 ha (2,188,405 sqm).                  Office use: 0.04 ha (418 sqm) A2 use plus a small proportion of the 3.94 ha (39,362 sqm) B1 use.                  Industry and warehousing use: a</p>
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<sup>17</sup> Based on best available data and reflecting changes to allocations between JUDP and LDP and also economic downturn over this period.

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

# Annual Monitoring Report **2016-2017**

					<p>Vacant land 2013: 193 ha (1,925,000 sqm).</p> <p>Vacant land 2015: 316 ha (3,167,205 sqm).</p> <p>Office use: 0.08 ha (758 sqm) A2 use plus a small proportion of the 11.96 ha (119,593 sqm) B1 use.</p> <p>Industry &amp; warehousing use: a large proportion of the 11.96 ha (119,593 sqm) B1 use, plus 366.27 ha (3,662,725 sqm) B2 use &amp; 159.53 ha (1,599,310 sqm) B8 use.</p>	<p>large proportion of the 3.94 ha (39,362 sqm) B1 use, plus 259 ha (2,594,071 sqm) B2 use and 436 ha (4,360,958 sqm) B8 use.</p>
Area of land permitted on non-allocated sites (ha / sq m).	10% of total employment land permitted.	50% below target.	<p>Totals permitted on unallocated sites 2013/14:</p> <p>3,022.84sq m B1</p> <p>7,646.00sq m B2</p> <p>3,455.50sq m B8</p> <p>-76.34sq m other</p> <p>Totals permitted on allocated sites:</p> <p>173,550.00sq m B1 (no B2, B8 or other)</p>	<p>Totals permitted on unallocated sites 2014/15:</p> <p>1,528,175.45 sqm</p> <p>(14,899.25 sqm - B1</p> <p>7,858 sqm -B2</p> <p>727,239 sqm - B8</p> <p>21,541 sqm -other)</p> <p>Totals permitted on allocated sites:</p> <p>213,915.7 sqm</p> <p>(7440 sqm B1</p>	<p>Total area permitted for employment uses for unallocated, windfall sites under 0.5 ha in 2015/16: 3.86 ha (38,600 sqm).</p>	<p>Total area permitted for employment uses for unallocated, windfall sites under 0.5 ha in 2016/17: 2.80 ha (28,000 sqm).</p>

			Unallocated = 0.075% of total (14,048sq m / 187,598sq m).	200779.7 sqm B2 3430 sqm B8 21541 sqm Other) Unallocated = 87.7%		
Progress towards delivery of strategic employment sites: a) Blackbridge b) Pembrokeshire Science & Technology Park c) Withybush Business Park d) Trecwn	75% delivered by 2021.	Development not commenced by the following dates: a) Blackbridge (2018) b) Pembrokeshire Science & Technology Park (March 2017) c) Withybush Business Park (March 2017) d) Trecwn (March 2017)	Blackbridge 0	Blackbridge 0	Blackbridge 0	Blackbridge 0 – but there is an undetermined DNS application for a biomass facility
			Pembrokeshire Science & Technology Park 0	Pembrokeshire Science & Technology Park Permission for 2,065 sq m of industrial building (B1 use) granted (14/0219/PA).	Pembrokeshire Science & Technology Park Permission for 2,065 sq m of industrial building (B1 use) granted (14/0219/PA, 15/0475/PA) – building completed in AMR year 3 & awaiting occupation.	Pembrokeshire Science & Technology Park No further consents since those reported for AMR year 3.
			Withybush Business Park 0	Withybush Business Park Permission for 75 sq m of A1 use together with 400 sq m of storage B8 use granted (14/0509/PA). <sup>19</sup>	Withybush Business Park Permission for 75 sq m of A1 use together with 400 sq m of B8 storage use – 14/0509/PA (granted in AMR	Withybush Business Park AMR year 4 saw conditional consent granted for a steel-framed storage unit for UPVC windows and for an indoor

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

					year 2). Also permission for a B8 storage unit – 15/1237/PA, the latter granted on 21/04/16 (just in AMR year 4). A non-employment proposal has also been granted <sup>15</sup> .	fitness centre. A further proposal, for an activity centre, was refused. There was also an approved variation of condition application relating to the previously approved place of worship consent.
			Trecwn 0	Trecwn 0	Trecwn 0 Permission granted for a wood fuelled power station to generate energy from biomass, 14/04/15 – at Trecwn, but outside the allocated site area.	Trecwn 0 No further proposals came forward during AMR year 4. Earlier consents for a diesel-fired peaking plant (within the allocated area but consented pre-LDP) and for a wood-fuelled power station (to generate energy from biomass) have not yet been implemented. Hence in this case the 2017 trigger has been activated.
Progress towards delivery of mixed use sites:		Sites do not have planning	Haverfordwest – Old Hakin Road 0	Haverfordwest – Old Hakin Road 0	Haverfordwest – Old Hakin Road 0	Haverfordwest – Old Hakin Road 0

a) Haverfordwest – Old Hakin Road b) Johnston Arnold’s Yard c) Dale Road, Hubberston	66% delivered by 2021	permission by Plan Review (2017).	Since LDP adoption, an application (to vary conditions on the 2012 consent) has been received <sup>20</sup> .	Permission granted to extend time for commencement of mixed use development (14/0151/PA).	No further planning applications have been received on this site.	No further planning applications have been received on this site.
			Johnston Arnold’s Yard 0	Johnston Arnold’s Yard 0	Johnston Arnold’s Yard 0	Johnston Arnold’s Yard 0 (trigger for further investigation activated)
			Dale Road Hubberston 0	Dale Road Hubberston 0	Dale Road Hubberston 0	Dale Road Hubberston 0 (trigger for further investigation activated)
(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	Maintenance of the hard rock & sand & gravel land-banks	Further investigation if land bank drops to 12 years (hard	See Minerals Note 1 from AMR 1 (2013/14).	Trigger for further investigation activated for sand & gravel.	Trigger for further investigation activated for sand & gravel.	Trigger for further investigation activated for sand and

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

<p>required as identified in the Regional Technical Statement.</p>	<p>for the duration of the Plan (to 2021) &amp; for 10 years (hard rock) &amp; 7 years (sand &amp; gravel) beyond the Plan period</p>	<p>rock) or 9 years (sand &amp; gravel), to ensure sufficient provision at end of Plan period. Monitor tonnage permitted.</p>		<p>See summary text for this Objective in LDP AMR 2.</p>	<p>See summary text for this Objective in AMR 3.</p>	<p>gravel. See summary text for this Objective, below.</p>
<p>Number of applications approved contrary to Policy GN.22. <b><i>(Please note this is an amended indicator as proposed by AMR 1, paragraph 3.17).</i></b></p>	<p>0</p>	<p>More than 4 approvals in 4 years.</p>	<p>See Minerals Note 2 from AMR 1 (2013/14). 189 approved applications between 28/02/13 &amp; 31/03/14 were outside a Settlement Boundary &amp; within the mineral safeguarding area. Of these:</p>	<p>0</p>	<p>0</p>	<p>0</p>

			<p>For 71, Policy GN.22 should probably have been a consideration<sup>21</sup></p> <p>For 100, Policy GN.22 was unlikely to have been a significant consideration.</p> <p>14 were agricultural notifications.</p> <p>4 were prior notifications.</p>			
<p>Progress towards fulfilling the commitment to find alternative locations for minerals production in non-National Park locations within Pembrokeshire &amp; / or elsewhere in SW Wales.</p>	<p>Regional discussions to resume by 2014</p>	<p>No trigger, but narrative to update the position.</p>	<p>See Minerals Note 3 from AMR 1 (2013/14).</p>	<p>See summary text for this Objective in AMR 2 (2014/15).</p>	<p>See summary text for this Objective in AMR 3 (2015/16).</p>	<p>See summary text for this Objective in AMR 4 (2016/17).</p>

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



	<p>and significant progress towards identification of new mineral reserves in the County &amp; / or SW Wales region demonstrated by 2018</p>					
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The Employment Survey 2016 presents information on employment land & buildings on LDP employment & mixed use allocations, on the main existing industrial sites & on windfall sites consented since LDP adoption. Key elements of the results for 2016 are presented above. Further information is available in the Employment Survey Report 2016, which is published on the Council’s web-site.

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. With reference to the latter, there has been no development commenced at Trecwn and hence the trigger has been activated during AMR 4. 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 recently. Egnedol has 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 is a Development of National Significance (DNS) and hence will be determined by the Planning Inspectorate Wales on behalf of Welsh Ministers. The allocated land at Blackbridge and some further land beyond its boundary is within the Haven Waterway Enterprise Zone.

At the Pembrokeshire Science & Technology Park, development got underway several years ago with the construction of the Bridge Innovation Centre. More recently, a steel framed use class B1 industrial building, reported as consented in AMR 2, has been completed and awaits occupation. 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 which will serve undeveloped parts of the site. This site is within the Haven Waterway Enterprise Zone. AMR year 4 saw conditional consent granted for a steel-framed storage unit for UPVC windows and for an indoor fitness centre. A further proposal, for an activity centre, was refused. There was also an approved variation of condition application relating to the previously approved place of worship consent.

At Trecwn, buildings & infrastructure relating to earlier military uses remain. No new planning permissions have been granted during the last AMR 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. The monitoring trigger for this site has been activated for AMR 4. This will be taken into consideration in conjunction with LDP review.

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

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 was approved on 01/08/14.

At Arnold's Yard, Johnston, there are no recent planning applications & historic uses have ceased. The monitoring trigger has therefore been activated for AMR 4 and this will be taken into consideration in conjunction with LDP review.

The mixed use site at Dale Road, Hubberston, Milford Haven, remains undeveloped & there have been no planning applications post LDP adoption. Hence the monitoring trigger has also been activated for AMR 4, which will be taken into consideration in conjunction with LDP review.

Regarding minerals, the land-bank in SW Wales for hard rock production sites outside the National Park is extensive. The eventual cessation of National Park production is therefore unlikely to be problematic, as alternatives outside the Park boundary are available. However, for sand & gravel the land-bank is less substantial & new terrestrial production sites will need to be identified.

The Regional Technical Statement for Aggregates for North Wales & South Wales, 1<sup>st</sup> Review, encourages co-operation between the four Authorities to find new terrestrial sand and gravel sites. In particular, this will focus on finding alternative minerals production sites to those in the Pembrokeshire Coast National Park. Mineral reserves in the National Park will not be exhausted for several years. While there are plentiful alternative sources of hard rock in Pembrokeshire once the National Park production sites cease production, the situation is much less certain for future terrestrial sand and gravel sites. Bringing forward new sites has a long lead-in time and hence there is a degree of urgency to the task of identifying new sand and gravel sites outside the National Park, which will be considered on a regional basis (essentially within the area of the former County of Dyfed).

The South West Wales Mineral Planning Group is taking this work forward. This group comprises representatives from Pembrokeshire, Carmarthenshire, Ceredigion & the Pembrokeshire Coast National Park Local Planning Authorities. The group meets twice a year to discuss minerals planning issues across SW Wales. Minerals operators have been notified of the need to find new sand and gravel production sites in SW Wales.

Good practice guidance has been prepared to provide practical advice on its consideration in the course of evaluating the merits of planning applications in the safeguarded area. Monitoring for AMRs 2, 3 and 4 indicates that no applications were 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. 2014-2015 JHLAS is	5.0 years indicated by 2014-2015 JHLAS. JHLAS for	5.1 years indicated by 2015-2016 JHLAS. 2017 JHLAS
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				currently with PINS for determination.	2016 currently in preparation.	currently in preparation.
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).
(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	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.			

	60% should be on allocated sites					
<p>Progress towards delivery on the following housing sites:</p> <ul style="list-style-type: none"> <li>a) Slade Lane South, Haverfordwest</li> <li>b) Slade Lane North, Haverfordwest</li> <li>c) Maesgwynne, Fishguard</li> <li>d) Shoals Hook Lane</li> </ul>	<p>All sites should deliver identified units anticipated in the Plan by 2021</p>	<p>Development not commenced by the following dates:</p> <ul style="list-style-type: none"> <li>a) Slade Lane South, Haverfordwest – 2017</li> <li>b) Slade Lane North, Haverfordwest – 2020</li> <li>c) Maesgwynne, Fishguard – March 2017</li> <li>d) Shoals Hook Lane – March 2017.</li> </ul>	<p>Slade Lane South Planning permission in place (outline) 12/0830/PA for 729 residential properties, a Superstore &amp; Petrol Filling Station across Slade Lane South &amp; Slade Lane North.</p>	<p>Slade Lane South Permission still in place. Agent comments on JHLAS 2014 indicate intention to implement facilitating infrastructure to bring site forwards ASAP, works scheduled to commence 4<sup>th</sup> QTR 2014, likely to be completed in 2014. Slade Lane South available for development</p>	<p>Slade Lane South Permission still in place. Agent comments on JHLAS 2016 indicate intention to build out with an appropriate housebuilder partner with an estimated start date of Q2 2017. There are not site constraints &amp; all implementing infrastructure is in place.</p>	<p>Slade Lane South Permission still in place. A Section 73 was approved on 23/01/17 (16/0858/PA) to extend the time for the submission of reserved matters on the residential element of the proposal. Agent comments on JHLAS 2017 indicate an estimated start date of Q2 2018.</p>

# Annual Monitoring Report | 2016-2017

				by 1 <sup>st</sup> QTR 2016.		
			Slade Lane North As Above	Slade Lane North As Above	Slade Lane North As Above	Slade Lane North As Above
			Maesgwynne Planning permission in place - 07/1454/PA (outline) – residential & 08/0829/PA (RM) – residential.	Maesgwynne Planning permission in place 07/1454/PA (outline) expires 16/10/2016. Section 73 application 14/0070/PA undetermined at base date of AMR.	Maesgwynne Planning permission in place 07/1454/PA (outline), expires 16/10/2016. Section 73 application 14/0070/PA undetermined at base date of AMR.	Maesgwynne Planning permission in place 07/1454/PA (outline), Section 73 application (14/0070/PA) extension of time period, decision date 19/08/2016. The section 106 was signed on 4 <sup>th</sup> August 2016.
			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	Should average house	Base price September –	Base price September –	Base price September –	Base Price September =

	economic circumstances	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	December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability Index June 2014).	December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability Index June 2015).	December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability Index Sept 2016).	December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring (see LDP Affordability index December 2016).
(Core) The number of net additional affordable & general market dwellings built (TAN 2)	5,700 dwellings by 2021 including 980 affordable housing	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).

	dwellings by 2021					
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)
Number of affordable homes gaining planning permission through planning obligations.	476 by 2021	If less than 50% of target by Plan Review (2017).	232 with financial contributions of £395,207.25 on section 106 agreements signed in the last financial year. (This includes 182 Affordable Homes to be provided on Slade Lane Haverfordwest ).	220 with financial contributions of £2,244,805.25 on section 106 agreements signed in the last financial year. (This includes a £1.28 million contribution from Fishguard Marina).	74	141 with financial contributions of £714,793.85 on section 106 agreements signed in the last financial year. (667 total across 4 years, trigger not met).



## Annual Monitoring Report | 2016-2017

<p>Number of affordable homes permitted as Exception sites.</p>	<p>40 by 2021</p>	<p>If less than 20 by Plan Review (2017).</p>	<p>47 <sup>22</sup>(3 applications permitted 12/0850/PA for 2 units at Roch, 12/0882/PA at Scleddau for 27 units &amp; 12/0977/PA at Saundersfoot (outside PCNPA) for 18 units). All units permitted on exception sites during this period were delivered by Registered Social Landlords, so numbers are also included in figures</p>	<p>0</p>	<p>10 (1 application permitted 14/0921/PA) at St Florence.</p>	<p>64 (5 applications permitted 15/0464/PA at Johnston for 26 units, 15/1066/PA at St Florence for 10 units, 15/1012/PA at Square &amp; Compass for 6 units, 15/1052/PA at Llandissilio for 6 units and 15/0166/PA at Clunderwen for 16 units.)</p> <p>(121 units permitted by Plan Review. No further</p>
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<sup>22</sup> Please note figure excluded RM applications.

			below of number of affordable homes permitted delivered by RSLs)			investigation needed).
Number of affordable homes permitted delivered by Registered Social Landlords.	401 by 2021	Investigation if less than 200 by Plan Review (2017).	88 permissions gained by PHA & Tai Cantref (excludes RM).	40 permissions (excludes RM).	43 units permitted gained by PHA & Tai Cantref (excludes RM) <sup>23</sup>	123 units permitted gained by PHA. (294 units permitted by Plan Review. No further investigation needed).
Number of rural workers dwellings granted planning permission	40 by 2021	50% of target.	3	5	4	1 No further investigation needed.

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

<p>Indication of general level of Affordable Housing Need.</p>	<p>No significant increases annually.</p>	<p>Level of need varies by over 10% in comparison with 2012 level as measured by the Common Housing Register.</p>	<p>1,641 Affordable Homes required each year (Local Housing Market Assessment 2014). (Note 2012 LHMA figure was 1,656 a year).</p>	<p>1,641 Affordable Homes required each year (Local Housing Market Assessment 2014).</p>	<p>1,641 Affordable Homes required each year (Local Housing Market Assessment 2014).</p>	<p>1,641 Affordable Homes required each year (Local Housing Market Assessment 2014).</p>
<p>Number of affordable dwellings with planning permission &amp; number built as a percentage of all new housing with planning permission &amp; built.</p>	<p>98 affordable dwellings per annum consented; affordable housing to be at least 15% of overall permission &amp; completion.</p>	<p>Further investigation if affordable housing is less than 12.5% of overall permissions.</p>	<p>323 gained planning permission out of a total of 1,547 new houses permitted (20%). 73 affordable units built 2013-2014<sup>24</sup>, out of a total of</p>	<p>265 gained planning permission out of a total of 1,210 new houses permitted (21.9%). 117 affordable units built 2014-2015<sup>26</sup> out of a total of</p>	<p>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</p>	<p>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%).</p>

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

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

			459 built <sup>25</sup> (15.9%).	588 built <sup>27</sup> (19.8%).	405 built (32%).	No further investigation needed.
Proportion of housing development fulfilling affordable housing contributions sought by the authority.	75% of development to meet or exceed contribution rate; 95% of development to make some form of contribution to affordable housing.	10% on targets.	86.2% of housing proposals provided Affordable Housing contributions. (50 out of 58 applications where AH contributions could have been sought).	89.1% of housing proposal provided Affordable Housing contributions (57 out of 64 applications where AH contributions could have been sought).	90% of housing proposal provided Affordable Housing contributions (54 out of 60 applications where AH contributions could have been sought).	89.4% of housing proposal provided Affordable Housing contributions (42 <sup>28</sup> out of 47 applications where AH contributions could have been sought).
(Core) Average density of housing permitted on allocated sites.	30 dph in Hub Towns & 25 dph in Rural settlements.	Further investigation if less than 25dph in urban areas & less	Hub Towns 29 dph	Hub Towns 29 dph	Hub Towns 37 dph	Hub Towns 31 dph
			Rural Settlements 27 dph	Rural Settlements 24 dph	Rural Settlements 26 dph	Rural Settlements 22 dph

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

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

<sup>28</sup> 3 of which are providing affordable housing units only.

		than 20dph in rural areas.				No further investigation needed.
Average density of housing permitted on windfall sites.	30 dph in Hub Towns & 25 dph in Rural settlements.	Further investigation if less than 25dph in urban areas & less than 20dph in rural areas.	Hub Towns 92 dph <sup>29</sup>  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 No further investigation needed.
Number of sites & pitches permitted & completed for gypsies & travellers accommodation.	40 additional Gypsy Traveller pitches are provided by the end of 2015.	Less than 40 permitted by the end of 2015.	15 pitches permitted since GTANA 2010 (12 on private sites, 3 on a public allocated site). 5 pitches permitted post LDP adoption (11/0093/PA, 13/0345/PA & 13/0790/PA).	19 pitches permitted since GTANA 2010. 3 private sites permitted 2014-2015 (13/0429/PA, 14/0400/PA & 13/0744/PA).	26 pitches permitted since GTANA 2010. 1 new private site permitted 2015-2016 (5 pitches – 15/0657/PA) & one extension permitted to an existing private site (an	35 pitches permitted since GTANA 2010. 1 new private site permitted (1 pitch) (15/1034/PA), a certificate of Lawful use issued for a private site of 4 pitches (15/1269/CL),

<sup>29</sup> This figure is significantly higher than densities achieved elsewhere due to the high number of flat/apartment developments which are classed as urban windfall.

					additional 2 pitches - 14/0448/PA).	and an extension (16/0475/PA) to an existing site (4 pitches)
Progress towards take up of allocated sites for gypsies & travellers accommodation.	40 additional Gypsy Traveller pitches are provided by the end of 2015.	Less than 40 permitted by the end of 2015.	Planning permission gained for 3 at Castle Quarry (13/0790/PA).	3 pitches delivered at Castle Quarry. Second application to de-register common land in Kilgetty submitted.	Application to de-register common land in Kilgetty successful.	Planning application at Kilgetty anticipated by end of 2017
Meeting newly arising need (post 2014) by the end of 2019 (Level of need identified within Gypsy Traveller Accommodation Needs Assessment produced end of 2014).	Need identified in 2014 survey met by the end of 2019.	Identified need not met by 2019.				
Meeting newly arising (2016) need by the end of 2021 Level of need identified within Gypsy Traveller Accommodation Needs Assessment (produced end of 2016)	Need identified in 2016 survey met by the end of 2021.	No trigger.	N/A	N/A	Draft GTAA has been produced but not yet finalised.	GTAA approved by Welsh Government 2016.

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

**Housing**

The Joint Housing Land Availability Study (JHLAS) for 2015-2016 was published on the 29th November 2016. It indicated that PCC had a 5.1 year land supply. This meets the target of 5 years, but is below the trigger for further investigation (5.5 years) established by the AMR. The 2016-2017 JHLAS is currently under production.

Other housing indicators suggest a slight slowing of the market in AMR 4, both in terms of permissions granted & in terms of units built. 365 new dwellings were built in this monitoring period. 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.

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. Feedback from the applicant to the JHLAS process in 2017, suggests that work on the site is likely to commence in Q2 2018.

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 4<sup>th</sup> August 2016.

From those residential developments on which PCC was able to seek contributions towards affordable housing it did so on 89.4% (42 out of 47 planning applications). Three of these applications are providing a total of 28 affordable units in lieu of a monetary contribution. PCC was not able to seek contributions towards affordable housing on a total of 5 applications as 2 were conversions, 1 was a replacement dwelling, 1 was a Pembrokeshire Housing Association unit and another had contributions secured on a previous application.

In total 190 Affordable Homes gained planning permission, of these 141 affordable homes were negotiated through section 106 legal agreements, with financial contributions of just over £714,793 signed in the last financial year. 1 planning permission was given for Rural Workers Dwellings – as these can also be used as Affordable Homes, they have been included in the total figure. PCC is monitoring the number of permissions given on exception sites – in 2016-17, 5 affordable housing exception sites were granted permission with a total of 64 units, compared with 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 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 October 2016).

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 903 units out of a total Plan target of 980 since adoption. Stakeholders have requested that the AMR include information on the way in which any commuted sums for Affordable Housing have been spent by the Authority. During the year 2016-2017 four schemes were identified and £107,909.96 was paid to the RSLs by the Authority compared with 2015-2016 - four schemes identified and £26.7k paid to RSLs by the Authority.

In relation to density, figures are being achieved above targets on allocated sites & on windfall sites in urban and rural areas. The windfall hub town figure is 62 dph for AMR 4 which is well above target. All areas show an improvement on last year's figures.

#### **Gypsy Traveller Provision**



In terms of Gypsy Traveller pitches, since the GTANA assessment took place in 2010, 35 additional pitches have gained planning permission. The target of achieving an additional 40 pitches by the end of 2015 has therefore not been met, triggering the need for further investigation. Whilst the target of 40 pitches has not been met, the vast majority of pitches delivered since 2010 have been granted permission on private sites (all except 3), demonstrating that the policies of the LDP are working effectively in enabling private provision to come forward. The initial refusal by Welsh Government to de-register the common land at Kingsmoor, Kilgetty resulted in a delay with progress towards delivering this significant allocation (likely to provide 15 pitches). Approval for de-registration & enclosure of the Common Land was finally received in December 2015 & work is now progressing on a planning application & grant funding application to support this extension with a planning application anticipated by the end of 2017.

A draft GTAA was produced in 2015, in line with new guidance published to accompany the Housing (Wales) Act. This draft GTAA was approved by Welsh Government in February 2016 & indicated a need for 32 pitches between 2015 & 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 the LDP, current allocations & policies are enabling both private & allocated sites to gain permission & on this basis no further investigation is required at present.

**Applications approved contrary to GN.33 Community Facilities**

No applications were approved contrary to the requirements of GN.33 in AMR 4.

**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 <sup>30</sup>	1	0 No investigation required
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<sup>30</sup> The 12 applications Conditionally Approved against the protective aims of GN1.3, recognise the minor adverse impacts on landscape quality, but balance this against the positive impact and compliance with GN.4.

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%
						No investigation required
Number of permissions approved contrary to Policy SP16.	0	More than 4 in 4 years.	0	0	0	0
						No investigation required
(Core) Amount of Greenfield land lost to development (ha) which is not allocated in the Plan.	None (No target)	None (No trigger)	365.07 ha	299.8 ha <sup>31</sup>	41.14 ha	62.52ha
Amount of Greenfield lost to development outside settlement boundaries.	None (No target)	None (No trigger)	338.98 ha	280.64 <sup>32</sup>	32.02 ha	50.22 ha
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
Number of planning permissions granted contrary to the aim of Policy GN.37.	None	More than 4 in 4 years.	0	0	0	0

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

<sup>32</sup> Figure has removed duplicate applications covering the same area of land e.g. Non-material amendments/revised applications.

						No investigation required.
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
(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%)
(Core) Amount of waste management capacity permitted	No target	No trigger	3.65 ha	4.20 ha	3.32 ha	1.11 ha
Progress towards finding a new Civic Amenity Site to serve SE Pembrokeshire.	Provision of new site by 2015.	No planning permission in place by April 2014 & if site is not operational by 2015.	It has not proved possible to find a new site within the National Park, but a planning application has been submitted for a new civic amenity site & recycling	New facility conditionally approved on 17/07/14 (13/1110/PA), operational from Easter 2015.	The requirement of this indicator has been met.	The requirement of this indicator has been met.

			centre within the Council's planning area, at Devonshire Drive, near New Hedges. This application was undetermined at 31/03/14, but was conditionally approved on 17/07/14 (13/1110/PA).			
Winsel – Provision of extension to civic amenity site	Scheme implemented	No planning permission in place by April 2014 & if site is not operational by 2015.	Planning permission was granted on 0.23ha of the allocated site on 08/05/13. This permits an extension to the existing civic amenity	The site is fully operational.	The requirement of this indicator has been met.	The requirement of this indicator has been met.

			site, for a materials recovery facility.			
<p><b>Summary of Strategic Objective: Delivering design excellence and environmental quality (B) And Protecting and enhancing the natural and built environment (J):</b></p> <p>The number of applications approved in spite of being contrary to the requirements of Policy GN.1, criterion 3 was none, significantly fewer than during AMR 2 and 3. Officers will continue to monitor this.</p> <p>The area of Greenfield land permitted for development which is not otherwise allocated is slightly higher this year than last years (62.52 ha compared with 41.14 ha), still above the target of 0ha. The area of Greenfield land lost to development in countryside locations is 50.22 ha compared with last years figure of 32.02 ha. Investigation of the type of development permitted suggests that the target for this is inappropriate &amp; the high levels of development on Greenfield land are appropriate. Proposals given permission on non-allocated Greenfield land include a range of uses such as those relating to agriculture &amp; equestrian uses (sheds, slurry lagoons &amp; agricultural tracks), with a small area permitted for residential use (for example on exception sites &amp; rural enterprise workers dwellings), Low Impact development proposals &amp; some tourism proposals requiring a countryside location. The Authority will continue to monitor this area.</p> <p>The trigger for permissions, listed building consents &amp; SAM consents granted contrary to Policy GN.38 has not been met, with no applications identified as being approved despite being contrary to GN.38. The wording of GN.38 is such that even where a limited adverse effect is identified, a proposal must be considered to be contrary to the policy. Consideration will be given to re-examining this wording at Plan Review, to ensure that only those proposals with a significant adverse effect are deemed contrary to policy.</p> <p>The waste management capacity permitted between 01/04/16 &amp; 31/03/17 was 1.11 ha on 2 sites:</p> <ul style="list-style-type: none"> <li>• Land NW of Trefigin Manor Farmhouse – anaerobic bio-digester and combined heat and power plant (0.03 hectares)</li> <li>• Hook Waste Water Treatment Works – four new equipment kiosks housing electrical control panels, blowers and sludge thickening / polymer dosing plant, a welfare kiosk and a gated access track with associated landscaping (1.08 hectares)</li> </ul>						

Two further waste-related planning applications were determined in AMR year 4, but relating to a project originally consented in AMR year 3 at Langdon Mill, near Begelly. One of these is for a variation of condition on an earlier application, the other on a non-material amendment to a previous consent.

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)

### Welsh Government Road Improvement Schemes

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



					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.
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**Local road improvement schemes**

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

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)
Improvement & Waterston Bypass					<p>2015-20, page25 'Transformational connectivity project' &amp; page 33 'Waterston Bypass (priority 24). Timing – uncertain.</p> <p>The developer Egnedol (purchaser of sites at Blackbridge &amp; Waterston) is proposing the construction of a biomass to energy facility at Blackbridge. Development of highway improvements is currently on hold due to the proposed access being via the estuary &amp; sea going vessels.</p>
Southern Strategic Route – A.477 Nash Fingerpost to Energy Site corridor enhancement	<p>10/0354/PA – Kingsfold Junction, re-alignment of B.4319 &amp; C.3183 junction, conditionally approved 04/10/10</p> <p>11/1145/PA – C.3183, Maidenwells – new link road &amp; roundabout, conditionally approved 14/08/12</p> <p>12/0131/PA – N of Glenside, Stoops Lake, Pembroke –</p>	<p>10/0354/PA – implemented</p> <p>11/1145/PA – not started at July 2014</p> <p>12/0131/PA – implemented</p>	2012/13	Most elements completed by end of 2016/17	<p>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).</p> <p>Timing – most elements now implemented. The Greenhill / Glenside re-alignment was completed in December 2015.</p> <p>A new link road &amp; roundabout planned for Maidenwells has been subject to a public inquiry (November 2015). The Inspector's Report was received on 1<sup>st</sup> July 2016 &amp; recommends Orders be made. The scheme progressed to implementation stage, following completion of statutory processes, with scheme construction beginning in November 2016.</p>

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
	re-alignment & widening of A.4075 & landscaping, conditionally approved 14/08/12				

### Bus and rail interchanges

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
Fishguard (bus focal point)	None	None	April 2016 (design)	April 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 and 2017/18, allowing detailed design work and initial phase of the Fishguard Town Centre Access Improvements project to be progressed.
Fishguard & Goodwick Railway	15/0351/PA – Station Road Car	15/0351/PA	2012/13	New station building	Timing – the station re-opened in May 2012. Funding – WG Regional Transport Plan Grant.

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)
Station (bus/rail interchange) (although not mentioned in the JTP, consideration of an inter-modal freight transfer station here has been mooted)	Park, Station Hill, Goodwick – extension to car park & provision of external disabled access toilet – conditionally approved 14/08/15			opened May 2012, further elements completed in 2015/16	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.
Milford Haven (bus/rail interchange)	None	None	Not started		Joint Transport Plan for South West Wales, PCC scheme for delivery 2015 to 2020, page 33 (priority 21). Timing – uncertain. Funding – no Local Transport Fund Grant commitment <sup>33</sup> .

<sup>33</sup> 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)
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.

### Rail network improvements

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

### Park and ride schemes

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

## County Council programmed highway schemes

(Where not otherwise included)

Schemes safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
B.4318 Gumfreston to Tenby Diversion & Improvement, Phase 3	None	None	2014/15	April 2016	LDP Candidate Site, submitted by PCC Transportation & Environment Directorate Timing – automatic flood warning & information signs completed in April 2016 (in place of a complex road improvement). Funding – by PCC.
B.4320 Monkton re-alignment	None	None	Not started		LDP Candidate Site, submitted by PCC Transportation & Environment Directorate. Timing – uncertain, but likely to be within the LDP plan period. Funding – no Local Transport Fund Grant commitment for 2016/17. Listed as a Joint Transport Plan aspiration which is unlikely to be delivered within the 5 year lifetime of the JTP. Included within the JTP medium to long term programme for 2020 to 2030, page 39.
A.40 High Street to A.487 West Street ('Chimneys' link), Fishguard	None	None	April 2016	April 2019	Scheme linked to broader town centre regeneration, including an improved food-store. The concept is supported by WG (the completed road would become part

Schemes safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
					<p>of the trunk road network) to ameliorate highway impacts in the centre of Fishguard.</p> <p>Fishguard Town Centre Access Improvements, including bus focal point, are listed in the Joint Transport Plan for South West Wales, page 32, as a PCC scheme for delivery 2015 to 2020 (priority 2). These are potential components of the Town Centre School Site re-development.</p> <p>Funding – Local Transport Fund Grant from WG secured for 2016/17 and 2017/18. This scheme is to be part implemented by the development work (i.e. enabling infrastructure linked to the store), with the remainder funding coming from WG. Detailed design work and initial phase of the Fishguard Town Centre Access Improvements project are currently being progressed.</p>
Haverfordwest to Narberth Shared Use Path	None	None	Not started		<p>Provision of a walking &amp; cycling route from Haverfordwest to Narberth, connecting to National Cycle Network Route 4 at Haverfordwest, also to Bluestone &amp; the Pembrokeshire Trail<sup>34</sup>.</p> <p>Timing – progress dependent on access through Slebech Park.</p> <p>Funding – Local Transport Fund Grant from WG secured for 2017/18 to allow route from Eagle Lodge to Bluestone Resort, including the construction of a new car park at</p>

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



Schemes safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
					<p>Eagle Lodge, subject to statutory processes, to be progressed.</p> <p>Listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7).</p> <p>SUSTRANS to undertake 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>
Haverfordwest Sustainable Town Centre Project	None	None	Not started		<p>Scheme to improve sustainable access to &amp; within Haverfordwest, targeting primary origin &amp; destination sites, improvements to the street environment &amp; development of infrastructure to support walking, cycling &amp; public transport.</p> <p>Timing – uncertain.</p> <p>Funding – WG funding for the Sustainable Travel Centre Project has ceased. It is envisaged that parts of this project will be progressed through Active Travel initiatives &amp; the development-led Haverfordwest Master Plan project, details of which are set out below.</p>

Schemes not safeguarded by the LDP					
Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Project Completion Date	Notes section (changes to information in LDP is in italics / highlighted)
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 (includes proposed modifications to Thomas Parry Way)	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 &amp; partly through the Local Government Borrowing Initiative.</p> <p>The following aspects of the scheme are at design or feasibility stage:</p> <p>2. Active travel / shared use path links (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.</p> <p>4. Town Centre (Swan Square) enhancement &amp; access project to be undertaken after 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.</p> <p>Haverfordwest Masterplan (including Air Quality &amp; Sustainable Access) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 5).</p>

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)
North-west shared use path link into Haverfordwest (Pelcomb Bridge to Pelcomb Cross & Simpson Cross to Roch).			Not started		North-west shared use path link into Haverfordwest (Pelcomb Bridge to Pelcomb Cross & Simpson Cross to Roch) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). Preliminary design completed in 2016/17 and Local Transport Fund Grant from WG secured for 2017/18 to allow 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.

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)
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. Final elements to be 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). Final elements of the Shared Use Path scheme, near to Lower Nash Farm and the WP Lewis & Son Garage are to be 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

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)
					project will improve access & connectivity towards the South Hook & Waterston areas. This project will complement the recently completed Bulford Road scheme between Johnston & Tiers Cross. It will also seek to reduce restrictions on the highway network at Johnston & Merlins Bridge.
Haverfordwest Northern Bypass			Not started		Haverfordwest Northern Bypass is listed as a Joint Transport Plan aspiration (page 39) which is unlikely to be delivered within the 5 year lifetime of the LTP.
Cardi-Bach Community Links – walking & cycling			Not started		Cardi-Bach Community Links – walking & cycling – 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. The route corridor of the disused Cardi-Bach railway runs in part through east & north-east Pembrokeshire.
Fishguard to Letterston shared use path (phase 3)			Not started		Fishguard to Letterston shared use path (phase 3) is listed as a Joint Transport Plan (page 40) medium to long term aspiration which is unlikely to be delivered within the 5 year lifetime of the JTP. Elements of the scheme may be delivered by SWTRA.
Letterston to Maenclochog shared use path			Not started		Letterston to Maenclochog shared use path is listed as a Joint Transport Plan (page 40) medium to long term aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP.

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)
Freystrop to Hook & Llangwm shared use path			Not started		Freystrop to Hook & Llangwm shared use path is listed as a Joint Transport Plan (page 40) medium to long term aspiration which is unlikely to be delivered within the 5 year lifetime of the LTP.

Generic initiatives / schemes:

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

- Access Improvements to Railway Stations – listed in the Joint Transport Plan as a PCC initiative for delivery 2015 to 2020 (priority 18).
- Access Improvements to Railway Stations – Continued progress on walking, cycling & public transport access improvements to the county’s railway stations – listed as a Joint Transport Plan aspiration which is unlikely to be delivered within the 5 year lifetime of the JTP.

## Appendix 3 – Sustainability Appraisal Monitoring Framework

### Methodology

In order to assess the sustainability performance of the plan, the SA Objectives and Indicators have been categorised according to their progress towards the SA Objectives and the relevant data have been reviewed. The LDP AMR monitors policies identified in Appendix 5 of the LDP. These policies are key considerations to realising the strategy and delivering the strategic objectives.

The table in this Appendix expands the assessment of the performance of the Plan against the SA Objectives. As in the previous AMR, qualitative and quantitative data for the SA Objectives have been used with a commentary describing progress. The table also identifies whether any actions for the SA monitoring are proposed. A traffic light system has been used to show the overall performance of the SA Objectives in the table in Chapter 4.

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

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

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

SA Objectives	Potential SA indicators	Data	Commentary
1. Develop and maintain a balanced population structure	<ul style="list-style-type: none"> <li>• % of population aged 65+</li> </ul>	<p>2011 census data: % of Pembrokeshire population 65 and over = 21.8% compared to 18.4% in Wales (ONS, 2011) 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"> <li>• Access to key services</li> <li>• Total number of people Killed or Seriously Injured (KSI) per year</li> <li>• Long term sickness</li> <li>• Accessibility of semi-natural greenspace</li> </ul>	<p>Pembrokeshire has the 3<sup>rd</sup> greatest percentage of Lower Super Output Areas (LSOAs) in the most deprived 10% of areas for the Access domain, based on access to key services by bus and/or on foot (Pembrokeshire Single Needs Assessment, 2012). Number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 2016 = 62 (54 in 2013, 60 in 2014, 61 in 2015), compared to 975 (1,144 in 2013, 1,263 in 2014, 1,186 in 2015) in Wales for the same period (WG Statistics, 2016).</p>	<p>Pembrokeshire has the 3<sup>rd</sup> greatest percentage of Lower Super Output Areas (LSOAs) in the most deprived 10% of areas for the Access domain, based on access to key services by bus and/or on foot (Single Needs Assessment, 2012). The number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 2016 has increased since the last AMR (WG Statistics, 2016). 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. 62.52 ha 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 lower than in previous</p>



SA Objectives	Potential SA indicators	Data	Commentary
		<p>Limited a lot by a health problem/disability = 16% in Pembrokeshire (15% in 2011/12, 16% in Wales in 2012 and 15% in 2014+15) (WHS, 2014+15).</p> <p>General health fair/poor 20% in Pembrokeshire (up from 19% in 11/12), 19% in Wales (Welsh Health Survey 2014/15).</p>	<p>years, but still above the target of 0 ha. Proposals given permission on non-allocated greenfield land include a range of uses such as those relating to agriculture and equestrian uses (sheds, slurry lagoons and agricultural tracks), with a small area permitted for residential use (for example on exception sites and rural enterprise workers dwellings). Low Impact development proposals and some tourism proposals requiring a countryside location. The Authority will continue to monitor this area.</p> <p>The LDP directs development towards settlements with an appropriate range of community facilities and services. Policy GN.3, together with the Planning Obligations SPG provides for infrastructure funding for open space where appropriate.</p> <p>Action: Continue to monitor SA Objective.</p>
<p>3. Improve education opportunities to enhance the skills and knowledge base</p>	<ul style="list-style-type: none"> <li>• Proportion of 15/16 year olds with Level 2 threshold (5+ GCSEs at A*-C)</li> <li>• % of working age adults with no qualifications</li> </ul>	<p>84.5% of 15/16 year olds with Level 2 Threshold in Pembrokeshire in 2015/16, compared with 84% in Wales (78.1% in Pembrokeshire, 77.8% in Wales in 2012/13, and 83% in Pems, 84.1% in Wales in 2014/2015) (StatsWales, 2016).</p> <p>11.7% of adults (16-64) with no qualifications in Pembrokeshire in 2016 (13.8% in Dec 2013, 11% in 2014 and 2015), this has decreased since 2004 when the proportion was</p>	<p>The number of 15/16 year olds with Level 2 Threshold qualifications is slightly higher than the Welsh figure (StatsWales, 2017) and the proportion of adults with no qualifications has fallen since 2004 (Nomis, 2017) though is still less than the Wales figure (11.7% in Pembrokeshire and 9.5% in Wales in 2016, and 15.9% in Pembrokeshire in 2004). The percentages in Wales and Great Britain have fallen, however there has been an increase in Pembrokeshire for this year.</p> <p>This SA Objective is not directly related to land-use policy, however the LDP contributes by focussing development in settlements where services and facilities already exist, including education facilities and access to good quality employment. The LDP also identifies land use allocations for community facilities, including education.</p> <p>The LDP also identifies land for educational facilities as allocations (GN.33 Community Facilities).</p>

SA Objectives	Potential SA indicators	Data	Commentary
		15.9%. 9.5% in Wales in 2016 (10.5% in 2015, 10.0% in 2014, 10.6% in 2013) (Nomis, 2015).	The lack of significant higher education provision in the County is likely to impact these figures. Action: Continue to monitor SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport	<ul style="list-style-type: none"> <li>• Mode of travel to work, % travel to work by car</li> <li>• Journeys made by public transport</li> <li>• Public transport accessibility</li> <li>• Link to monitoring measures of the Regional Transport Plan</li> </ul>	<p>Number of people travelling to work by car in Pembrokeshire has increased from 57.45% in 2001 to 60.96% in 2011 (Census, 2011). Train = 0.47%, Bus = 2.88, by foot = 9.38%</p> <p>Wales increase from 61.23% to 63.77% from 2001 to 2011.</p> <p>The proportion of people working at home in 2001 in Pembrokeshire = 16.43% (9.72% in Wales), compared to 17.72% in 2011 (10.64% in Wales) (Census, 2011).</p> <p>Travel patterns (2015) indicate that travel to work makes up most of car journeys (JTP for S&amp;W Wales, 2015).</p> <p>Johnston and Kilgetty Stations have seen decreases in passengers and Fishguard /</p>	<p>The number of people travelling to work by car in Pembrokeshire has increased from 57.45% in 2001 to 60.96% in 2011 (Census, 2011). In Wales this has increased from 61.23% in 2001 to 63.77% in 2011. No update to data for 2015/16.</p> <p>Proportion of people who work at or mainly from home has increased and is now over 6% more than the Welsh average.</p> <p>Travel patterns were surveyed in 2014 for the Joint Transport Plan for South and West Wales (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 have decreased, and Fishguard/Goodwick passengers have increased slightly since 2014/15 (ORR, 2017).</p> <p>The LDP focuses development in settlements where services and facilities already exist. Though due to the rural nature of the County it is accepted there will be a high number of people using cars to travel to work.</p> <p>Action: continue to monitor SA Objective.</p>

SA Objectives	Potential SA indicators	Data	Commentary
		Goodwick has seen a slight increase (ORR, 2017)	
<p>5. Provide a range of high quality housing including affordable housing to meet local needs.</p> <p>6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities.</p> <p>7. Protect and enhance the role of the Welsh language and culture</p>	<ul style="list-style-type: none"> <li>• Housing land supply.</li> <li>• Amount of affordable housing provided</li> <li>• Access to key services</li> <li>• Offences per 1,000 of population</li> <li>• % of people who are Welsh speakers</li> </ul>	<p>5.1 years housing land supply (14-15).</p> <p>Affordable homes granted planning permission (April 2015-March 2016): 190</p> <p>Total number of dwellings built 2016/2017 = 365</p> <p>(2016-2017 Housing Survey)</p> <p>141 affordable homes provided via planning obligations.</p> <p>43.76 offences per 1,000 population to end of December 2016. This was 40.68 offences per 1,000 population in 2015/16 (38 in 2014/15, 64.07 in 2003/04 in Pembrokeshire).</p> <p>57.35 in Wales in 2012/13 and 98.97 in 2003/04 (ONS, 2015).</p> <p>19.2% of population speak Welsh compared with 21.8% in 2001 (Census, 2001 and 2011).</p>	<p>The LDP had a 5.1 year housing land supply (2015-2016, JHLAS), this was 5.3 in 2013-14, 4.9 in 2012-13 (JHLAS, 2013-14). The figures for 2016-17 are currently being considered by the study group.</p> <p>365 dwellings were completed between March 2016 and April 2017 (2014-2015 Housing Survey), compared with 459 in 2013-2014 and 588 in 2014-15, 405 in 2015-16.</p> <p>190 affordable homes have been granted planning permission compared with 323 in 2013-14 and 265 in 14-15 and 119 in 15-16. 141 of these were through planning obligations, compared with 232 in 2013-14 and 220 in 14-15 and 74 in 15-16.</p> <p>Gypsy and travellers accommodation: 34 pitches permitted since GTANA 2010. 1 new private site permitted (1 pitch) (15/1043/PA), a certificate of Lawful use issued for a private site of 4 pitches (15/1269/CL), and an extension (16/0475/PA) to an existing site (4 pitches) The target of 40 pitches by the end of 2015 has not been met therefore further investigation is needed.</p> <p>The crime rate for Pembrokeshire was 43.76 (offences per thousand residents) at the end of December 2016. The number of headline offences per 1,000 population was 38 in 2014-15 compared with 36.98 in 2012/13 in Pembrokeshire (64.07 in 2003/04) which compares with 57.35 in Wales in 2012/13 and 98.97 in 2003/04 (ONS, 2015).</p> <p>19.2% of the population speak Welsh compared with 21.8% in 2001 (Census, 2001 and 2011). While this is a reduction, this follows the national trend.</p>

SA Objectives	Potential SA indicators	Data	Commentary
			<p>The LDP cannot influence crime rates; however the LDP seeks to improve community safety through design. This aspect is difficult to monitor.</p> <p>The number and proportion of housing planning permissions at the different levels of the settlement hierarchy is monitored for the AMR, and the level of services will be monitored at Plan review (2017). The LDP focuses development in settlements where services and facilities already exist.</p> <p>The LDP provides for housing (including affordable housing) in local communities where the Welsh language has a significant role. This can be assessed in more detail at Plan review. The LDP has considered Welsh language in terms of phasing development and Policy SP 9 allows further consideration for Welsh language.</p> <p>Action: continue to monitor the SA Objectives and assess at Plan review.</p>
<p>8. Provide a range of good quality employment opportunities accessible to all sections of the population.</p> <p>9. Support a sustainable and diverse local economy</p>	<ul style="list-style-type: none"> <li>Claimant count amongst working age population (%)</li> <li>% of economic activity by sector</li> <li>Number or % of vacant floorspace</li> </ul>	<p>Economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses):</p> <p>72.6% in 04/05 (72.8%)</p> <p>75.2% in 13/14 (75.3%)</p> <p>77.6% in 14/15 (74.4%)</p> <p>75.6% in 15/16 (75.3%)</p> <p>76.2% in Jan 16-Dec 16 (74.8%)</p>	<p>The economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses) was 76.2% in 2016 (74.8% in Wales) (Nomis, 2017).</p> <p>The GVA per head in the South West Wales area was £16,059 per head in 2015 (provisional), £15,665 in 2014 and £15,128 in 2013 (£18,002 per head in Wales, provisional, £17,215 and £17,573 in 2013 and 2014 respectively) (StatsWales, 2017).</p> <p>No permission yet on the Blackbridge Strategic Employment site which is now owned by Egnedol, however there is an undetermined Development of National Significance (DNS) application. Continue to monitor.</p> <p>The amount of major retail, office and leisure development permitted in town centres was 0% (2,120 sq m (net) permitted outside town centres).</p>

SA Objectives	Potential SA indicators	Data	Commentary
	<p>within Town Centres</p> <ul style="list-style-type: none"> <li>Planning permissions for tourism development s/employment developments per year.</li> </ul>	<p>GVA per head South West Wales area = £16,059 in 2015, provisional (£18,002 per head in Wales, revised) (StatsWales, 2017).  Town centre development = 0% with 2,120 sq m permitted outside town centres.  Floor space – retail development: 100%  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 = 25%  Pembroke Dock = 22%  Milford Haven = 20%  Pembroke = 12%</p>	<p>The level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or GN.10 (farm shop) = 100%.  The change of presence of A1 uses (unit numbers &amp; floorspace) in primary retail frontages less than the target (&lt;66% of the linear frontage is A1 use class) in Fishguard, Narberth and Pembroke town centres.  The percentage of ground floor vacant units in each Town Centre (within the identified LDP boundary):  Haverfordwest = 25% (18% in 2016, 17% in 2015, 9% in 2014)  Pembroke Dock = 22% (19% in 2016, 15% in 2015, 10% in 2014)  Milford Haven = 20% (18% in 2016, 21% in 2015, 14% in 2014)  Pembroke = 12% (7% in 2016, 6% in 2015, 9% in 2014)  Fishguard = 15% (16% in 2016, 9% in 2015, 10% in 2014)  Narberth = 6% (2% in 2016, 2% in 2015, 4% in 2014)  Figures for Haverfordwest, Pembroke Dock, Milford Haven and Fishguard have reached the trigger for further investigation as the percentage is over 5% higher than the national average (12.7%, Dec 2016). Vacancy rate In Haverfordwest is inflated by redevelopment underway within the town centre. Town centre vacancy will then be 16% when occupied.  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).  Office use: 0.04 ha (418 sqm) in 2016. A2 use plus a small proportion of the 3.94 ha (39,362 sqm) B1 use.</p>

SA Objectives	Potential SA indicators	Data	Commentary
		Fishguard = 15% Narberth = 6% Applications relating to tourism permitted = 25 (30 in 2015/16, 16 in 2014-15)	<p>No applications have been approved contrary to the tourism policies (SP5, GN.16 &amp; GN.17, GN.18 &amp; GN.19, including at appeal).</p> <p>In total, 25 applications relating to tourism were approved during the monitoring period.</p> <p>The range of tourism permissions granted alongside the evidence of compliance with policies (see main AMR report) suggests that the policies of the Plan are allowing for a range of appropriate tourism developments to take place under the strategy of the LDP.</p> <p>The control and influence of the LDP has extremely limited influence on the broader economic context within which the Plan operates.</p> <p>There are limitations for GVA per head as this is for the South West Wales area.</p> <p>Action: continue to monitor SA Objectives and also monitor tourism development permissions, town centre retail development and strategic employment sites.</p>
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	<ul style="list-style-type: none"> <li>CO<sup>2</sup> emissions non domestic public stock</li> <li>Ecological footprint</li> </ul>	Total CO <sub>2</sub> emissions in 2014 = 1,036 kt (naei.defra.gov.uk, 2016) Ecological footprint 4.5 gha / person (2006), Wales = 4.4 gha / person (2006) (StatsWales, 2014), 3.28 gha per capita in 2011 (www.gov.wales, WG, 2015) no updates	<p>The total CO<sub>2</sub> 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.</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 CO<sub>2</sub> 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</p>

SA Objectives	Potential SA indicators	Data	Commentary
			<p>influenced by the consumption of goods and services. Car use is high in Pembrokeshire which is reflected in the ecological footprint. The updated figure for Wales 2011 is not directly comparable to previous estimates due to changes in the methodology.</p> <p>Action: continue to monitor SA Objective.</p>
<p>11. Maintain and improve air quality</p>	<ul style="list-style-type: none"> <li>Days when air pollution is moderate or higher at Narberth AURN</li> <li>Achievement of emission limit values</li> </ul>	<p>Narberth AURN data:            7 days in 2012            19 days in 2013 (revised)            3 days in 2014            8 days in 2015            11 days in 2016            (gov.uk, 2017)            Two Air Quality Management Areas (AQMA) as a result of previous nitrogen dioxide exceedance (PCC monitoring information, 2016)</p>	<p>The number of days of moderate to high air pollution in Narberth Automated Urban Rural Network (AURN) were 7 days in 2012, 19 days in 2013, 3 days in 2014, 8 days in 2015, 11 days in 2016 (gov.uk, 2017). Further monitoring is being taken place at Pennar Cants as a result of a section 106 agreement associated with development at RWE npower Pembroke Power Station. There has been no exceedance of NO<sub>2</sub> at Narberth or Pennar.</p> <p>Sampled pollutants at a County level include: benzene, nitrogen dioxide (NO<sub>2</sub>), sulphur dioxide (SO<sub>2</sub>), particulate matter (PM<sub>10</sub>) and ozone. Exceedance of nitrogen dioxide in specific areas required two Air Quality Management Areas (AQMA) declared in July 2012 in Haverfordwest and Pembroke town centres. In 2011, there were 10 monitoring points exceeding the NO<sub>2</sub>, this reduced to eight in 2012, five points exceeding NO<sub>2</sub> objective in 2013 and two exceedances in 2014, mean NO<sub>2</sub> levels have continued to reduce in 2015 and all locations achieved the annual mean objective. All monitoring and the two AQMA will continue until compliance with the annual objective appears to be the norm. Consultation continues to take place with relevant stakeholders. Report with 2016 data not yet available.</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</p>

SA Objectives	Potential SA indicators	Data	Commentary
			<p>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 forthcoming Air Quality Action Plan in subsequent AMRs.</p>
<p>12. Minimise the generation of waste and pollution</p> <p>13. Encourage the efficient production, use, re-use and recycling of resources</p>	<ul style="list-style-type: none"> <li>• Total and percentage of municipal waste and municipal waste recycled, composted, used to recover heat, power and other energy sources, and land filled</li> <li>• Electricity produced from renewable sources</li> <li>• Access to recycling facilities</li> </ul>	<p>Biodegradable Municipal Waste (BMW) landfilled in:</p> <p>2009/2010 = 23,786 tonnes                  2010/2011 = 20,325 tonnes                  2012/2013 = 17,971 tonnes                  2013/2014 = 13,543 tonnes</p> <p>Waste reuse/ recycling/composting rates</p> <p>50% in 2011/2012                  52.9% in 2012/2013                  60% in 2013/2014                  65% in 2014/2015                  65% in 2016 (prov) (StatsWales, 2017)</p> <p>Renewable energy:</p> <p>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</p>	<p>The waste reuse/recycling/composting rates in Pembrokeshire for a rolling 12 months to end of December 2016 were 65% (provisional), this is the same as to the end of December 2015 (StatsWales, 2017).</p> <p>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. A new civic amenity site has been identified and an application submitted.</p> <p>The capacity of renewable energy developments permitted was 6.11 MW compared to 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>Dŵr Cymru Welsh Water currently researching abstraction licence reductions proposed by Natural Resources Wales, which will impact on DCWW's ability to refill reservoirs. Subsequent AMRs will report on these issues.</p> <p>Action: continue to monitor SA Objectives.</p>



SA Objectives	Potential SA indicators	Data	Commentary
		applications initially determined in the period to 31 03 14).	
<p>14. Maintain and protect the quality of inland and coastal water</p> <p>15. Reduce the impacts of flooding and sea level rises</p>	<ul style="list-style-type: none"> <li>• % of total classified rivers complying with water quality objective</li> <li>• % new developments with SUDS</li> <li>• Per capita consumption of water</li> <li>• Amount of development permitted in C1 and C2 floodplain.</li> </ul>	<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</p> <p>(Natural Resources Wales, 2015)</p> <p>No applications permitted in floodplain areas (1 in C1 and 4 in C2) to March 2016</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 draft Water Framework Directive Strategy for Pembrokeshire as well as 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 is a review of Nitrate Vulnerable Zones and implementation of an associated Action Programme. Various options are 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 significant impacts on the area in terms of water quality and planning applications for slurry lagoons. WG will make a decision on this designation. 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.</p> <p>A Good Practice Guidance document on Slurry Stores was produced in 2013, which will help to improve water quality in the county.</p> <p>No applications were permitted in the in C1 / C2 floodplain areas, compared with 0 in 2015, and 5 in 2014. 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>

SA Objectives	Potential SA indicators	Data	Commentary
			Action: continue to monitor SA Objectives, particularly development in C1/C2 floodplain areas.
<p>16. Use land efficiently and minimise contamination</p> <p>17. Safeguard soil quality and quantity</p>	<ul style="list-style-type: none"> <li>Area of contaminated land and contaminated land remediated</li> <li>Area of development of brownfield/contaminated land/ previously developed land</li> </ul>	<p>63% of new development on previously developed land = 115.50 ha to Mar 17; 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>67 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>
<p>18. Protect and enhance biodiversity</p>	<ul style="list-style-type: none"> <li>% of designated sites in unfavourable condition</li> <li>Number of biodiversity sites affected by development</li> </ul>	<p>Up to date assessment of European sites awaited from NRW.</p> <p>0 planning permissions granted contrary to the aim of Policy GN.37</p> <p>37 permission incorporated ecological mitigation.</p>	<p>No nationally and locally important sites have been affected negatively.</p> <p>7 applications were assessed for Likely Significant Effect (LSE) on European site(s). None of these required an Appropriate Assessment.</p> <p>The % of European sites (SACs and SPAs) in unfavourable condition in Pembrokeshire is not known – data are awaited from NRW.</p> <p>37 permissions incorporated ecological mitigation. The LDP was prepared to ensure the highest level of protection for European designated sites. LDP SPG on Biodiversity adopted May 2014. Development Sites SPG states that nature conservation issues be considered for all development sites.</p>

SA Objectives	Potential SA indicators	Data	Commentary
			<p>All planning applications are screened for their potential effect on protected sites.</p> <p>A planning tool has been developed to highlight and understand the importance and extent of ecological connectivity in the county.</p> <p>Action: continue to monitor SA Objective, the need for up to date assessments of European sites continues to provide uncertainty.</p>
<p>19. Protect and enhance the landscape and geological heritage</p> <p>20. Encourage quality locally distinct design that complements the built heritage</p> <p>21. Protect and enhance the built heritage and historic environment</p>	<ul style="list-style-type: none"> <li>• Number of permissions granted contrary to GN.38.</li> <li>• Number of permission granted contrary to GN.2.</li> <li>• Number / % of buildings on buildings at risk register</li> </ul>	<p>0 planning permissions, listed building consents and SAM consents granted contrary to Policy GN.38.</p> <p>0 permissions granted contrary to Policy GN.1, criterion 3.</p> <p>0 permissions granted contrary to GN.2.</p>	<p>No planning permissions, listed building consents and SAM consents granted contrary to Policy GN.38.</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> <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, some work has also been done on a further Pembroke CACA.</p> <p>Action: continue to monitor the SA Objectives.</p>

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

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

TLSE Test for likely significant effects

HRA Habitats Regulations Appraisal

AA Appropriate Assessment

Site name	Site reference	Application details	TLSE/ screening for HRA	Outcome
AMR 4				
Glanteifi, St. Dogmaels	Not allocated	15/1243/PA Erection of boat house with summer house above and associated works	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions
The Point, Pennar Park, Pembroke Dock	Not allocated	16/0589/PA Residential Development and Proposed Waste Treatment Plant	Yes	AA not required – project can proceed subject to additional conditions/restrictions
Old Bridge, Riverside, Haverfordwest	Not allocated	16/0879/PA Erection of building to accommodate up to 1,400 sq m of flexible A1 and A3 floorspace at ground floor level and cinema at first floor level, alterations to existing car parking; part demolition and alterations to Wilko store; servicing arrangements and associated works	Yes	AA not required – project can proceed subject to additional conditions/restrictions
River View, St. Dogmaels	Not allocated	16/0957/PA Erection of pontoon, access walkway and pivot and construction of pivot base on river wall	Yes	AA not required – project can proceed subject to additional conditions/restrictions

Site name	Site reference	Application details	TLSE/ screening for HRA	Outcome
Site to the east of Dwyllan, Poppit, St Dogmaels	Not allocated	16/0450/PA Proposed boat shed with sail loft and storage	Yes	AA not required – project can proceed subject to additional conditions/restrictions
Riverside Market, Swan Square, Haverfordwest	Not allocated	16/0517/PA Change of use of extension of riverside Market Hall to create library, gallery, tourist information facilities and associated cafe	Yes	AA not required – project can proceed subject to additional conditions/restrictions
Gelliswick Beach, Gelliswick Road, Hakin	Not allocated	16/0162/PA Construction of a rock armour 'toe' to the base of the existing sea wall	Yes	AA not required – project can proceed subject to additional conditions/restrictions

## Appendix 5 – Breakdown of Housing Completions 2013-2017 by location

Settlement Name	Number of Units Complete 2013-2014	Number of Units Complete 2014-2015	Number of Units Complete 2015-2016	Number of Units Complete 2016-2017
<b>Hub Towns</b>				
Haverfordwest / Merlins Bridge	25	67	44	9
Fishguard / Goodwick	8	6	4	9
Milford Haven	184	100	48	71
Neyland	1	11	0	0
Pembroke	10	37	88	78
Pembroke Dock	44	73	39	30
<b>Sub totals</b>	<b>272</b>	<b>294</b>	<b>223</b>	<b>197</b>
<b>Rural Town</b>				
Narberth	14	7	4	7
<b>Sub totals</b>	<b>14</b>	<b>7</b>	<b>4</b>	<b>7</b>
<b>Service Centres</b>				
Crymych	2	6	6	5
Johnston	37	1	0	7
Kilgetty	1	2	2	43
Letterston	10	3	2	1
<b>Sub totals</b>	<b>50</b>	<b>12</b>	<b>10</b>	<b>56</b>
<b>Service Villages</b>				
Abercych	1	0	0	0
Begelly	0	0	0	2
Boncath	0	0	2	2
Blaenffos	0	0	0	2
Bwlchgroes	0	1	0	0
Carew / Sageston	2	2	18	3
Cilgerran	1	0	1	0

Clarbeston Road	1	2	3	7
Clunderwen	0	1	0	0
Cosheston	1	3	0	1
Crundale	7	3	37	3
Hayscastle Cross	0	0	1	0
Hermon	1	1	0	0
Hook	1	3	6	2
Houghton	0	0	2	0
Hundleton	0	1	0	4
Jeffreyston	1	0	0	2
Lamphey	0	40	0	1
Llangwm	1	0	0	0
Maenclochog	1	1	0	0
Mathry	2	0	0	1
Milton	0	2	0	0
New Hedges	0	3	1	0
Penally	3	2	3	3
Pentlepoir	2	41	9	5
Roch	4	19	1	1
Rosemarket	1	0	1	1
Spittal	5	1	0	0
St Dogmaels	2	4	3	0
St Florence	0	18	16	10
Tavernspite	2	1	0	0
Tegryn	0	2	1	0
Templeton	0	22	12	1
<b>Sub totals</b>	<b>39</b>	<b>173</b>	<b>117</b>	<b>51</b>
<b>Large Local Villages</b>				
Burton	1	2	1	1
Burton Ferry	0	0	1	1
Camrose	5	4	3	5
East Williamston	0	1	1	0
Freystrop	2	1	1	0
Hill Mountain	0	2	1	1



# Annual Monitoring Report | 2014-2015

Keeston	4	1	1	1
Llanstadwell	1	1	0	0
Pen-y-bryn	1	0	0	0
Scleddau	1	27	0	0
Stepaside	0	0	2	0
<b>Sub totals</b>	<b>15</b>	<b>39</b>	<b>11</b>	<b>9</b>
<b>Small Local Villages</b>				
Ambleston	2	1	0	0
Cold Blow	0	2	1	0
Glandwr	0	0	1	0
Little Honeyborough	0	1	0	0
Llanteglos	0	3	0	0
Llawhaden	1	0	0	0
Llwyncelyn	0	0	1	0
Maddox Moor	1	0	0	0
Martletwy	1	1	1	0
New Moat	0	0	0	1
Penffordd	1	0	0	0
Redberth	0	1	1	0
St Nicholas	1	0	0	0
Thornton	0	0	0	1
Treffgarne	2	0	0	0
Walton East	0	3	2	1
<b>Sub totals</b>	<b>9</b>	<b>12</b>	<b>7</b>	<b>3</b>
<b>Open Countryside</b>				
Outside settlement boundary	60	51	32	42
<b>Sub totals</b>	<b>60</b>	<b>51</b>	<b>32</b>	<b>42</b>
<b>Report Total</b>	<b>459</b>	<b>588</b>	<b>405</b>	<b>365</b>