



Pembrokeshire County Council

Local Development Plan

Annual Monitoring Report - 5

1st April 2017 – 31st March 2018

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Executive Summary

- i. Pembrokeshire County Council adopted the Local Development Plan in February 2013. The Authority is required to produce an Annual Monitoring Report (AMR), each year, with Stakeholder input, and to submit this to the Welsh Government by 31st October. The AMR is based on the targets and triggers set out in Appendix 5 of the LDP - these assess how the Plan is working and whether there are any areas of concern which require further investigation. After four years the Authority must review the Plan as a whole, but there are provisions for interim partial review of the Plan should specific policy areas require this. 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 fifth 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 2017-2018. Plan Review is now the priority for the LDP team, along with essential survey and monitoring tasks hence this monitoring report is a succinct version, concentrating on reporting monitoring outcomes with some interpretative text.
- iv. Overall the monitoring framework indicates that the Plan is delivering well with some areas being investigated further through Plan Review:
 - The Authority has a 5 year land supply of Housing.
 - Good levels of services have been maintained in settlements within the hierarchy since Plan adoption.
 - 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 below the targets set, and this year have met the trigger for further investigation. However investigation through Plan Review suggests

that the 2008 Household projections on which the Plan was based were too high, with migration levels lower than projected.

- The percentage of housing completions on allocations has just hit the trigger for further investigation (52% 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.
 - LDP monitoring targets for employment land are generally being met. Various sites and buildings have been developed for employment purposes since the LDP was adopted.
 - Progress towards delivery of the strategic employment allocations has been slower than anticipated, as described in more detail later in this report. Triggers for further investigation have been met at the Blackbridge and Trecwn Strategic Employment sites due to delay in delivery in each case. Welsh Ministers recently refused a DNS application for a biomass facility at Blackbridge (the decision was issued early in AMR year 6).
 - Retail indicators for the 5th year in a row suggest that many of Pembrokeshire's Town Centres are struggling.
 - During AMR year 5, the consenting of further renewable energy schemes was at a very modest scale in comparison with the early years of the Plan, a result of significant reduction of feed in tariffs for these projects. 11.00 MW of additional renewable energy generating capacity was permitted in AMR year 5, in comparison with 6.11 MW in year 4, 34.77 MW in year 3, 68.6 MW in year 2 and 108.4 MW in year 1.
 - For minerals, 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. The Council's LDP is now being reviewed. The Review Report for the Replacement Plan provides a contextual update and there is therefore no requirement to repeat this in AMR 5. The Review Report is available to view at <https://www.pembrokeshire.gov.uk/local-development-plan-review/review-report>.

Monitoring Targets – Trigger Points

- vii. 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:
- 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 and Fishguard.
 - 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 planning permissions however delivery remains below identified need.
 - The target for the delivery of Rural Workers Dwelling was set at 20 units by 2017 (40 by 2021), by AMR 5 15 had been consented.
 - (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 – 52% 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) b) c) and d) as development has not commenced at 2017, although permissions exist at a) b) and c).

- Annual dwelling completions – 20% below target so trigger for further investigation hit.
- (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 2018. 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 31st 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 because development had not commenced at 31st March 2017. At the Blackbridge site, the trigger is activated because development had not commenced by 2018. (At the other two 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 31st March 2017.
- One planning permission was granted contrary to Policy GN.38 however the wording of the policy does not give any scope for instances of limited adverse effect which can be acceptable. This policy will be re-visited at Plan Review.
- Four permissions were granted contrary to SP16, all of which were granted at appeal.

Conclusions and Recommendations

- viii. 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.

- ix. 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.

1 Summary of Sustainability Appraisal and HRA Monitoring Outcomes

- 1.1. 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.
- 1.2. The main effects of the plan are positive when measured against the SA Objectives.
- 1.3. The SA monitoring framework is shown in Appendix 3 and the HRA monitoring framework is in Appendix 4.
- 1.4. 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.
- 1.5. During this early part of the plan period, the performance of the plan against sustainability objectives will not be definitive. SA monitoring provides 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.
- 1.6. 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.
- 1.7. 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.

- 1.8. 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.

- 1.9. As this is the fifth AMR of the LDP the information provides a start from which to assess the plan from the baseline. Monitoring reports 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 5. 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 | 2017-18 |
| 1. Develop and maintain a balanced population structure | A | A | A | A | A |
| 2. Promote human health and wellbeing through a healthy lifestyle and access to healthcare and recreation opportunities and a clean and healthy environment | G | G | G | G | G |
| 3. Improve education opportunities to enhance the skills and knowledge base | G | G | G | G | G |
| 4. Minimise the need to travel and encourage sustainable modes of transport | G | G | G | G | G |
| 5. Provide a range of high quality housing including affordable housing to meet local needs. 6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities. 7. Protect and enhance the role of the Welsh language and culture | G | A | A | A | A |

| | | | | | |
|---|---|---|----|----|---|
| 8. Provide a range of good quality employment opportunities accessible to all sections of the population. 9. Support a sustainable and diverse local economy | A | A | A | A | A |
| 10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change | G | G | G | G | G |
| 11. Maintain and improve air quality | A | A | A | A | A |
| 12. Minimise the generation of waste and pollution 13. Encourage the efficient production, use, re-use and recycling of resources | G | G | G | G | G |
| 14. Maintain and protect the quality of inland and coastal water 15. Reduce the impacts of flooding and sea level rises | A | A | A | A | A |
| 16. Use land efficiently and minimise contamination 17. Safeguard soil quality and quantity | G | G | G | G | G |
| 18. Protect and enhance biodiversity | G | A | A? | A? | A |
| 19. Protect and enhance the landscape and geological heritage 20. Encourage quality locally distinct design that complements the built heritage 21. Protect and enhance the built heritage and historic environment | G | G | G | G | G |

Limitations

- 1.10 It should be noted that other factors, external to the LDP, influence the performance of SA Objectives.
- 1.11 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.
- 1.12 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.

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

Summary

- 1.14 11 objectives are positive, 10 are neutral.
- 1.15 In conclusion it is found that the SA monitoring 2017/18 raises no significant issues which warrant further action other than that already highlighted. Compared with 2013/14, 2014/15, 2015/16 and 2016/17 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.
- 1.16 No mitigation measures have been identified at this stage, however indicators for population, employment, biodiversity 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.
- 1.17 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.

2. Feedback from Stakeholders

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 stakeholders were invited to comment on the draft AMR. The feedback received is summarised below

- Sites have been challenged and could affect the land supply. This should be stated within the AMR
- The lack of strategic housing sites coming forward has been underplayed and should be reconsidered within the plan strategy
- A breakdown of the commuted sums for Affordable Housing raised since the plan adoption as well as the amount spent and on what would be useful.

3. Conclusions and Recommendations

Summary

- 3.1 Further progress has been made with Plan delivery during 2017/18. 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.
- 3.2 Key areas for the LDP Review to consider including Housing Delivery, particularly on strategic sites, Caravan Policies, Gypsy Traveller Pitches, Town Centre performance and associated Masterplan recommendations, progress with Strategic Employment site delivery, terrestrial sand and gravel provision and the wider changing legislative context.
- 3.3 The commencement of LDP review does not remove the need to carry on with preparation of AMRs for the current Plan. However, because the Plan is now being reviewed, AMRs from 5 onwards will provide a briefer commentary on progress with implementation of the current LDP. Nonetheless, AMR preparation to support the current Plan will continue until the Replacement Plan is published. Hence, AMR 6 will be published in 2019.

4. Appendices

Appendix 1 – LDP Monitoring Framework

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

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

AG – Agricultural Notifications

HG - Hedgerows

CA – Conservation Areas

Pr Notf – Prior Notifications

CLOPUD - Certificates of Proposed Lawful Development

EIA – Environmental Impact Assessment

DC - Discharge of Conditions

Section 73 amendments

TF – Tree Felling

LB – Listed Buildings

AD – Advertisements

OHL – Overhead Lines

CLD - Certificates of Lawful Development

HS – Hazardous Substance

Non-material amendments to applications

Retrospective Section 73 amendments

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|--|---|--|--|--|--|--|--|
| Total Number of Planning Applications determined under the LDP (excluding Tree Surgery, Agricultural Development, Section 73 & Listed Buildings): | - | | Total: 749 Approved: 665 Refused: 82 | Total: 859 Approved: 785 Refused: 74 | Total: 681 Approved: 614 Refused: 67 | Total: 641 Approved: 589 Refused: 52 | Total: 639 Approved: 554 Refused: 85 |
| Strategic Objective: Mitigating & responding to the challenge of climate change (A) | | | | | | | |
| (Core) Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 & C2 floodplain areas & otherwise not meeting all the TAN 15 tests (paragraph 6.21 – v).* | Development in zones C1 & C2 is in line with the provisions of TAN 15 | More than 1 approval within 1 year of development in zones C1 & C2 contrary to the provisions of TAN 15. | 5 | 0 | 0 | 0 | 0 |
| <p>Summary of Strategic Objective: Mitigating and responding to the challenge of climate change (A):</p> <p>In AMR year 5, all flood zone applications have met the requirements of TAN 15 / LDP policy GN.1 (criterion 7). This is the fourth 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 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> | | | | | | | |

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|--|---|---|----------------------------------|----------------------------------|--------------------------------|-------------------------------|--|
| Strategic Objective: Improving access to goods & services (I) | | | | | | | |
| Number & proportion of housing planning permissions at different levels of the settlement hierarchy. | 60% of permissions are in the Hub Towns | Permissions less than 50% in Hub Towns over a period of 3 years.(Note: percentages do not equal 100% due to rounding) | Hub Town 1,191 (77%) | Hub Town 790 (65.3%) | Hub Town 356 (39%) | Hub Town 259 (37%) | Hub Town 317 (52%) |
| | | | Rural Town 55 (3.5%) | Rural Town 31 (2.6%) | Rural Town 43 (5%) | Rural Town 27 (4%) | Rural Town 110 (18%) |
| | | | Service Centre 14 (0.9%) | Service Centre 23 (1.9%) | Service Centre 98 (11%) | Service Centre 69 (10%) | Service Centre 32 (5%) |
| | | | Service Village 165 (11%) | Service Village 303 (25%) | Service Village 329 (36%) | Service Village 279 (41%) | Service Village 117 (19%) |
| | | | Large Local Village 12 (0.8%) | Large Local Village 10 (0.8%) | Large Local Village 22 (2%) | Large Local Village 9 (1%) | Large Local Village 4 (1%) |
| | | | Small Local Village 15 (1%) | Small Local Village 15 (1.2%) | Small Local Village 10 (1%) | Small Local Village 0 (0%) | Small Local Village 1 (0.5%) |
| | | | Open Countryside 95 (6%) | Open Countryside 38 (3.1%) | Open Countryside 64(7%) | Open Countryside 48 (7%) | Open Countryside 27 ¹ (4.5%) |

¹ This figure includes 4 dwellings as a rural exception site, the majority of others (17 dwellings) are through the conversion of traditional buildings.

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|--|----------------------------|---|--|--|---|---|--|
| Area of land safeguarded for transport related proposals lost to development. | 0% | Any loss will require investigation | 0 | 0 | 0 | 0 | 0 |
| Net change in provision of community facilities as a consequence of planning permission (area & type). | To maintain key facilities | Loss of over 3 community facilities within any 3 year period. | New facilities gained: Community Halls: 0.39Ha Public House: 1.35Ha Health facilities: 1.30 Ha Educational facilities: 3.91Ha Open Space/Outdoor or areas: 2.52Ha Other: 0.15Ha No facilities entirely lost | New facilities gained & lost: Community Halls 0.11Ha gained 0.03Ha lost (13/1090/PA) Public House: 0.13Ha gained Health: 0.04Ha gained Educational facilities: 0.63Ha gained 0.06Ha lost (13/0963/PA) Open Space/Outdoor areas: 0 | New facilities gained & lost Public Houses 0.09Ha lost (13/0772/PA, 15/0853/PA) Religious buildings 0.53Ha lost (13/0878/PA, 15/0232/PA, 15/0800/PA, 15/0322/PA). Local convenience store gain 0.01Ha (15/0082/PA) Sport & recreation 0.88ha gain (15/0149/PA) loss 0.16Ha | New facilities gained & 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 & Recreation 0.28Ha gained Health | New facilities gained & lost ² Community Halls 0.04Ha lost (16/0476/PA, 17/0919/PA) Religious buildings - 0.03Ha loss (16/1307/PA) Educational Facilities 0.036Ha lost (17/0095/PA, 17/0580/PA) Health Facilities 0.005Ha gained (17/0895/PA) Public Houses 0.03Ha lost (17/1068/PA, |

| | | | | | | | |
|--|--|--|--|--|--|--|---|
| | | | | <p>Other:0.32Ha gained -0.17Ha lost (14/0119/PA 14/0704/PA) Religious buildings 0.90Ha gained -0.29Ha lost (14/0318/PA 13/0909/PA) 6 where a use was changed from a community facility. However in all cases the use had previously ceased & was no longer viable.</p> | <p>(15/0715/PA Cafe loss 0.02Ha (14/1059/PA 15/0308/PA) Educational gain 0.02Ha (14/1192/PA loss 0.26Ha (15/0584/P, 14/1098/PA. 1 involved the loss of some community facility provision. In all cases justification was provided (see commentary)</p> | <p>Facilities 0.31Ha gained 0.80Ha lost (16/0028/PA demolition of residential care home) Only 3 applications involved a loss of some community facility provision. In all cases justification was provided.</p> | <p>17/0713/PA) 7 applications involved the loss of a Community Facility. In all cases of loss of community facility, justification was provided.</p> |
|--|--|--|--|--|--|--|---|

² Note: If a community facility has changed from one type to another this is not considered a loss. New facilities include extensions to existing site areas (and not extensions to buildings within an existing site area) and changes of use.

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|--|--|---|------------------------------|-----------------------------|----------------------------|-----------------------------|
| Level of services within rural settlements. | Services in settlements within the settlement hierarchy are not significantly lower than in the 2008 Rural Facilities Survey | Monitor at Plan Review (2017) – a 10% change in number of settlements achieving service village level would require further investigation. Trigger has not been met. Please see Rural Settlement Report 2018 https://www.pembrokeshire.gov.uk/local-development-plan-review/ldp2-evidence-base | | | | | |
| (Core) The capacity (MW) of renewable energy developments permitted. | No target but one may be set for LDP monitoring purposes, using the methodology set out in WG Renewable Energy Toolkit | No trigger identified. | 108.427MW capacity permitted 28.02.13 to 31.03.14 (108.417 MW capacity permitted 01/04/13 to 31/03/14) | 68.60 MW capacity permitted. | 34.77MW capacity permitted. | 6.11MW capacity permitted. | 11.00 MW capacity permitted |
| Amount of open space (m2) permitted in relation to overall number of dwellings permitted. | Provision of public open space at a rate of more than 25% below the standard requirement (as set out in SPG) | Provision of public open space at a rate of more than 35% below the standard requirement (as set out in SPG) at Plan Review. | There are different standards, based on different types of open space. For simplicity the informal play space standards have been used. These require 5.5m2 per person to be provided. Based on an average occupancy rate of 2.2 persons per household (assumed in the Planning Obligations SPG), this equates to a requirement of 12.1m2 per dwelling of informal open space. In 2017 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. | | | | |

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. In total 608 new residential dwellings were conditionally approved across the Plan area between April 2017 & March 2018, of these, 317 were located within Hub Towns, which equates to 52% of all residential permissions, a vast improvement on previous years in terms of strategy delivery.

No areas of land safeguarded for transport related proposals have been permitted for another form of development during AMR year 5. Several of the safeguarded schemes have now been built, or are partially implemented. Others have planning permission but await construction, with some of these being brought forward as elements of regeneration schemes involving a variety of land uses. At the Blackbridge site, a Development of National Significance (DNS) application for a biomass facility potentially affected a safeguarded transport route (albeit one that it was intended to facilitate). However, this was refused by Welsh Ministers early in AMR year 6. A regeneration scheme at Milford Marina might very slightly affect the Milford Haven bus / rail interchange proposal (application 14/0158/PA, approved subject to the completion of a section 106 agreement on 26/06/18, early in AMR year 6).

In terms of community facilities, seven applications were granted where there was all or some loss of a community facility. Other applications involving a change of use between community facilities or where alternative provision had already been made are not included here. Given that in all cases, the community facility was shown to be unviable, or no longer required, or that alternative community facilities were available locally, there is no need for further investigation of this indicator. Notwithstanding the loss of these community facilities, the proposals were acceptable within the policy framework of the LDP.

The levels of services within settlements has been monitored as part of the Plan Review. Please see Rural Settlement Report 2018 at <https://www.pembrokeshire.gov.uk/local-development-plan-review/ldp2-evidence-base>.

For Renewable Energy, during AMR year 5 most of the decisions made related to the detail of previously consented schemes. Of the new proposals, one was for an access track and crane pad for a wind turbine proposal, one was for 2 sub-stations to support a wind turbine proposal and two were for replacement turbine heads. None of these affected the anticipated outputs from the previously consented facilities. The only conditionally approved renewable energy application that proposed new capacity was for a biomass boiler and plant room with an anticipated output of 11MW. The reduction in application numbers for renewable energy projects has continued, reflecting the reduction of the feed in tariffs. As with AMR 4, new capacity consented in AMR 5 is of a modest scale in comparison with what was consented in the early years of the LDP.

In relation to Open Space, the Planning Obligations SPG introducing standards was adopted on 12th September 2016. The monitoring indicator is unclear as it does not break down the differing requirements of different types of open space and this should be considered in Plan Review. The Indicator also asks for a comparison of the amount of open space (m²) permitted in relation to the overall number of dwellings permitted, when in fact open space is only required on sites of over 33 dwellings. In the Review of the LDP this indicator should be reconsidered, to provide more meaningful data.

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|----------------------------|---|-----------------------------------|-----------------------------------|-----------------------------------|---|--|
| Strategic Objective: Building on the County's strategic location for energy & port-related development (E) | | | | | | | |
| Planning permission granted for employment development on allocated sites within identified port areas (Blackbridge, Milford Haven, Goodwick former Dewhirst factory site & Goodwick Parrog). | 100% by end of Plan period | 50% without planning permission at Plan Review (2017). Annual narrative to describe progress towards delivery. | Blackbridge 0 | Blackbridge 0 | Blackbridge 0 | Blackbridge 0 – but noting that there is an un-determined DNS application for a biomass facility | Blackbridge 0 – a DNS application for a biomass facility was refused in 2018 by Welsh Ministers |
| | | | Former Dewhirst factory site 0 | Former Dewhirst factory site 0 | Former Dewhirst factory site 0 | Former Dewhirst factory site 0 | Former Dewhirst factory site 0 |
| | | | Goodwick Parrog 0 | Goodwick Parrog 0 | Goodwick Parrog 0 | Goodwick Parrog 0 | Goodwick Parrog 0 |
| Progress towards delivery of safeguarded transport schemes. | All delivered by 2021 | 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. Some of the safeguarded schemes are now delivered, with others are in the process of being delivered or are being prepared for delivery. Some new schemes have come forward since LDP adoption and these are also included in Appendix 2. Delivery of some of the schemes that had funding at LDP adoption has now become less certain. LDP review offers an opportunity to update the scheme details to reflect current circumstances. | | | | | |

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

The strategic employment site at Blackbridge does not have a current employment-related planning permission. This site is now owned by the development company Egnedol, who proposed a biomass facility together with a number of related projects for the allocated site and significant land areas beyond this. This proposal reached application stage and was classified as a Development of National Significance. However, Welsh Ministers refused the application on 26/06/18 – early in AMR year 6.

Neither of the two sites at Goodwick has attracted an employment-related planning application since LDP adoption – however, there is an approved residential application on part of the former Dewhirst Factory site.

The Authority will continue to monitor uptake of strategic employment sites. 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 5 the key elements of progress towards implementation were as follows:

- Construction of the Welsh Government's A.40 Llanddewi Velfrey to Penblewin trunk road improvement scheme is planned to start in spring 2019, with completion expected by autumn 2020. Funding is in place for this.
- Most elements of the Southern Strategic Route were completed by the end of 2017/18. The Maidenwells Bypass was opened in 2017.
- The Fishguard Town Centre Improvements including the Chimneys Link Road and the Fishguard Bus Focal Point will be implemented during 2018/19.
- As part of the Haverfordwest Master Plan proposals, the Bridgend Square roundabout has been re-marked with the intention of improving traffic circulation.
- The Pelcomb Bridge to Pelcomb Cross section of the NW shared use path has been completed. This scheme is not safeguarded by the LDP but is now included in the schemes being monitored (see Appendix 2).
- Further sections of the Pembroke Dock to Milton shared use path have been completed by SWTRA. Again, this scheme is not safeguarded by the LDP but is one of the schemes now being monitored.
- An Active Travel submission has been made to Welsh Government for 2018/19 funding for the Haverfordwest to Narberth shared use path.
- An Active Travel submission is being made to Welsh Government for the Haverfordwest Sustainable Town Centre Project, which will be based on the approved Active Travel Plans.
- The Council is currently commissioning a study to look at transport integration in Haverfordwest.

Appendix 2 provides more details on progress towards delivery of transport schemes safeguarded by the LDP (and 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.

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|---|--|--|---|---|--|-----------|
| 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 | SP 4 |
| | | | 0 | 0 | 0 | 0 | 0 |
| | | | SP 14 | SP 14 | SP 14 | SP 14 | SP 14 |
| | | | 0 | 0 | 0 | 0 | 0 |
| GN.12 | GN.12 | GN.12 | GN.12 | GN.12 | GN.12 | GN.12 | GN.12 |
| | | | | | | | |
| GN.14 | GN.14 | GN.14 | GN.14 | GN.14 | GN.14 | GN.14 | GN.14 |
| 0 | 0 | 0 | 0 | 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 sites outside town centres) | 90% of target | 0% = 7052.6sq m permitted outside town centres (see applications 12/0829/PA, 12/0989/PA & 12/1112/PA). | 29% = 1472 sq m was located within identified Town Centres of a total 5124 sq m permitted. (See 13/0971/PA, 14/0247/PA & 14/0724/PA) | 0% = 1254 sq m (net) permitted outside town centres. (See application 15/0570/PA). No major retail proposals within town centres. | 0% = 2,120 sq m (net) permitted outside town centres (app 16/0582/PA [outline] and 16/0376/PA) | |

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|---|--|---|--|---|--|---------------------------------------|
| 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 (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 within the town centre</p> <p>RT/034/01 Old Primary School Site, Fishguard – The Chimney’s Link redevelopment scheme, including retail development is in the pipeline. Elements of the scheme have been implemented, but do not include retail floorspace</p> <p>RT/088/01 The Old Primary School Site, Narberth – planning permission issued, not implemented. Community based group is progressing proposals to relocate the library, community use and retail development</p> <p>RT/050/01 Kingsmoor foodstore allocation – Permission has lapsed.</p> <p>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.</p> | | | | | |
| Change of presence of A1 uses (unit numbers & floorspace) in primary retail frontages. | At least 66% of the linear frontage is A1 use class | Less than target. | Less than target in the following | Less than the target in the following | Less than the target in the following | Less than the target in the following | Less than the target in the following |

| | within primary frontages | | Town Centres: Fishguard Narberth Pembroke Pembroke Dock | Town Centres: Fishguard Haverfordwest Narberth Pembroke | Town Centres: Narberth Pembroke Fishguard | Town Centres: Narberth Pembroke Fishguard | following town centres Narberth Pembroke Fishguard |
|--|---|--|---|---|---|--|---|
| Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary). ³ | 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) | UK 12.7% (Source: Local data Company, December 2016) | UK 12.2% (source Local Data Company 2 nd Q 2017). |
| | | | Haverfordwest 9% | Haverfordwest 17% | Haverfordwest 18% | Haverfordwest 25% (16% | Haverfordwest 17% |
| | | | Pembroke Dock 10% | Pembroke Dock 15% | Pembroke Dock 19% | Pembroke Dock 22% | Pembroke Dock 26% |
| | | | Milford Haven 14% | Milford Haven 21% | Milford Haven 18% | Milford Haven 20% | Milford Haven 23% |

³ All retail vacancy figures are taken from the PCC Retail Survey conducted November 2013, December 2014 and January 2016, March 2017, March 2018

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---------------|--------|---------|------------------|-----------------|------------------|------------------|------------------|
| | | | Pembroke 9% | Pembroke 6% | Pembroke 7% | Pembroke 12% | Pembroke 10% |
| | | | Fishguard 10% | Fishguard 9% | Fishguard 16% | Fishguard 15% | Fishguard 20% |
| | | | Narberth 4% | Narberth 2% | Narberth 2% | Narberth 6% | 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 no major A1, A2 & A3 floorspace applications were determined by the Authority. A single application (16/1249/PA) was approved for residential use at the ground floor within Pembroke Dock Town centre, contrary to Policy GN.12. The location of the unit within a secondary frontage, at the very edge of the town centre and long term vacancy, mixed frontage were material considerations.

A single major application, 17/0175/PA at Vincent Davies Fishguard Road including an element of retail A1 floorspace was permitted at an existing out of centre retail department store. The retail element amounted to an additional 200 sq m of trading floorspace and, along with B8 storage, B1 and an extension to A3 floorspace permitted the reconfiguration of the store and amounted to a major development In conclusion the application met the requirements of national planning policy & the policies of the LDP. In reality the retail element was minor. This application does not indicate any particular issue with the policies of the LDP & therefore no further investigation is required at this time.

Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock & Milford Haven Fishguard. Milford Haven, Pembroke Dock and Fishguard have a vacancy rate which is over 5% higher than the national average, triggering a need for further investigation.

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 21st 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 have also been approved by the Authority at Pembroke and Pembroke Dock and Tenby.

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.

The Wales High Street Rate Relief Scheme 2017/2018 is a temporary rate relief scheme for eligible high street retailers and is available in Pembrokeshire. 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 & GN.17, GN.18 & GN.19 (including at appeal). | No applications approved contrary to policies | More than 4 approvals in 4 years. | SP 5 | SP 5 | SP 5 | SP 5 | SP 5 |
| | | | 0 | 0 | 0 | 0 | 0 |
| | | | GN.16 | GN.16 | GN.16 | GN.16 | GN.16 |
| | | | 0 | 0 | 0 | 0 | 0 |
| | | | GN.17 | GN.17 | GN.17 | GN.17 | GN.17 |
| 0 | 0 | 0 | 0 | 0 | | | |
| | | | GN.18 | GN.18 | GN.18 | GN.18 | GN.18 |
| | | | 0 | 0 | 0 | 0 | 0 |
| | | | GN.19 | GN.19 | GN.19 | GN.19 | GN.19 |
| | | | 0 | 0 | 1 See note below | 1 See note below | 2 |

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

There were two applications approved during the monitoring period that were contrary to the Tourism Policies both of which were contrary to GN.19 Static Caravan Sites. The first application 16/0122/PA was for the redevelopment and relocation of static caravans at Kiln Park Tenby, and in this instance other material considerations, including environmental gains, justified the approval of the application. The second application 16/0301/PA was for the extension of a popular tourist attraction, Folly Farm, with the development of lodges and again other material considerations, including socio-economic benefits, justified the approval of the application.

Altogether 10 applications for proposals relating to tourism uses were approved during the monitoring period (a decrease on the 25 applications approved in AMR period 4). As well as those mentioned above these approvals included:

17/0197/PA to extend an existing touring/camping site, and 17/0716/PA replacement of yurts with alternative holiday accommodation and extension to facilities. 17/0576/PA conversion of a building into a shower block to serve an existing site, and 17/0917/PA retention of a chalet as site office, etc.

17/0292/PA & 17/0657/PA conversions to holiday accommodation.

17/0642/PA conversion of a dovecot into spa treatment rooms on an existing hotel site and 17/0844/PA leisure development associated with an existing self-catering site.

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.

GN.19 2014-2015 AND 2015-2016 note: Previous AMRs incorrectly identified 0 applications approved contrary to GN.19. In 2014-15 the following application was approved at Heatherton: 12/1105/PA – Full - Additional attractions, 33 log cabins and 16 yurts. – committee – decision date 22/05/2014. In 2015-16 the following application was approved at New Minerton: 14/0521/PA- Demolition of dilapidated (unoccupied) dwelling, relocation of 12 existing static caravans, 20 additional static caravans & site improvements – decision date 18th August 2015.

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|--------------------------|-----------------------------------|---|---|--|---|---|
| Strategic Objective: Sustaining & enhancing the rural & urban economy (C) | | | | | | | |
| <p>(Core) New employment land developed (Ha/sqm).</p> <p>New employment land developed for offices (Ha/sqm)</p> <p>New employment land developed for industry & warehousing (Ha/sqm).</p> | 100 ha developed by 2021 | Less than 45ha developed by 2017. | <p>1,154.11Ha developed at 2013</p> <p>These figures sub-divide as follows:</p> <p>13.20Ha developed for offices</p> <p>1,140.91Ha developed for industry / warehousing</p> | <p>An additional 218,287 sqm (21.8Ha) developed from permissions granted post LDP adoption (2013-2015).</p> | <p>A new methodology for the employment site survey work was introduced in 2015. Employment & mixed use allocations plus the key existing employment sites & windfall sites over 0.5Ha granted since LDP adoption are monitored.</p> <p>Baseline total site area 2013:1137Ha (11,373,700 sqm).</p> | <p>Baseline total site area 2013: 1137Ha (11,373,700 sqm).</p> <p>Total site area 2016: 1195Ha (11,953,357 sqm).</p> <p>Site area in use 2013: 945Ha (9,448,700 sqm).</p> <p>Site area in use 2016: 976Ha (9,764,952 sqm).</p> <p>Vacant land 2013: 193Ha (1,925,000 sqm).</p> <p>Vacant land 2016: 219Ha</p> | <p>Baseline total site area 2013: 1137Ha (11,373,700 sqm).</p> <p>Total site area 2017: 1200Ha (11,999,135 sqm).</p> <p>Site area in use 2013: 945Ha (9,448,700 sqm).</p> <p>Site area in use 2017: 984Ha (9,837,488 sqm).</p> <p>Vacant land 2013: 193Ha (1,925,000 sqm).</p> <p>Vacant land 2017: 216Ha</p> |

| | | | | | | | |
|--|--|--|--|--|---|--|---|
| | | | | | <p>Total site area 2015: 1146Ha (11,451,982 sqm).</p> <p>Site area in use 2013: 945Ha (9,448,700 sqm).</p> <p>Site area in use 2015: 829Ha (8,294,777 sqm).</p> <p>Vacant land 2013: 193Ha (1,925,000 sqm).</p> <p>Vacant land 2015: 316Ha (3,167,205 sqm).</p> <p>Office use: 0.08Ha (758 sqm) A2 use plus a small proportion of the 11.96Ha</p> | <p>(2,188,405 sqm).</p> <p>Office use: 0.04Ha (418 sqm) A2 use plus a small proportion of the 3.94Ha (39,362 sqm) B1 use.</p> <p>Industry and warehousing use: a large proportion of the 3.94Ha (39,362 sqm) B1 use, plus 259Ha (2,594,071 sqm) B2 use and 436Ha (4,360,958 sqm) B8 use.</p> | <p>(2,161,648 sqm).</p> <p>Office use: 0.153Ha (1,527 sqm) A2 use plus a small proportion of the 5.43Ha (54,274 sqm) B1 use.</p> <p>Industry and warehousing use: a large proportion of the 5.43Ha (54,274 sqm) B1 use, plus 259Ha (2,590,801 sqm) B2 use and 434Ha (4,340,918 sqm) B8 use.</p> |
|--|--|--|--|--|---|--|---|

| | | | | | | | |
|---|---|-------------------|---|--|---|---|--|
| | | | | | (119,593 sqm) B1 use. Industry & warehousing use: a large proportion of the 11.96Ha (119,593 sqm) B1 use, plus 366.27Ha (3,662,725 sqm) B2 use & 159.53Ha (1,599,310 sqm) B8 use. | | |
| Area of land permitted on non-allocated sites (Ha / sqm). | 10% of total employment land permitted. | 50% below target. | Totals permitted on unallocated sites 2013/14: 3,022.84sqm B1 7,646.00sqm B2 3,455.50sqm B8 | Totals permitted on unallocated sites 2014/15: 1,528,175.45 sqm (14,899.25 sqm - B1 7,858 sqm - B2 | Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2015/16: 3.86Ha (38,600 sqm). | Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2016/17: 2.80Ha (28,000 sqm). | Total area permitted for employment uses for unallocated, windfall sites under 0.5Ha in 2017/18: 2.08Ha (20,800 sqm) |

| | | | | | | | |
|--|--|--|--|---|--|--|--|
| | | | <p>-76.34sqm other</p> <p>Totals permitted on allocated sites: 173,550.00sq m B1 (no B2, B8 or other)</p> <p>Unallocated = 0.075% of total (14,048sq m / 187,598sq m).</p> | <p>727,239 sqm - B8</p> <p>21,541 sqm -other)</p> <p>Totals permitted on allocated sites: 213,915.7 sqm</p> <p>(7440 sqm B1 200779.7 sqm B2 3430 sqm B8 21541 sqm Other)</p> <p>Unallocated = 87.7%</p> | | | |
|--|--|--|--|---|--|--|--|

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|------------------------|--|--|---|---|---|--|
| 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 un-determined DNS application for a biomass facility. | Blackbridge 0 – DNS application for a biomass facility was refused on 26/06/18, early in AMR year 6. 2018 trigger has been activated. |
| | | | 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 0 – no further consents since those reported for AMR year 3. | Pembrokeshire Science & Technology Park 0 – no further consents since those reported in AMR year 3. |

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---------------|--------|---------|------------------------------|---|--|---|---|
| | | | 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) | Withybush Business Park Permission for 75 sq m of A1 use together with 400 sq m of B8 storage use – 14/0509/PA (granted AMR year 2). 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 ¹⁵ . | Withybush Business Park AMR year 4 saw conditional consent granted for a steel-framed storage unit for UPVC windows & for an indoor fitness centre. A proposal for an activity centre, was refused. There was an approved variation of condition relating to previously approved place of worship consent. | Withybush Business Park 0 – no further consents since those granted in AMR year 4. |

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---------------|--------|---------|-------------|-------------|--|--|---|
| | | | 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) & for a wood-fuelled power station (to generate energy from biomass) are not yet implemented. Hence in this case the 2017 trigger has been activated. | Trecwn 0 – No further proposals came forward during AMR year 5. The 2017 trigger has been activated. |

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|-----------------------|--|---|---|--|--|---|
| Progress towards delivery of mixed use sites: a) Haverfordwest – Old Hakin Road b) Johnston Arnold’s Yard c) Dale Road, Hubberston | 66% delivered by 2021 | Sites do not have planning permission by Plan Review (2017). | Haverfordwest – Old Hakin Road 0 Since LDP adoption, an application (to vary conditions on the 2012 consent) has been received. | Haverfordwest – Old Hakin Road 0 Permission granted to extend time for commencement of mixed use development (14/0151/PA) | Haverfordwest – Old Hakin Road 0 No further planning applications have been received on this site. | Haverfordwest – Old Hakin Road 0 No further planning applications have been received on this site. | Haverfordwest – Old Hakin Road 0 – no further planning applications have been received on this site. |
| | | | Johnston Arnold’s Yard 0 | Johnston Arnold’s Yard 0 | Johnston Arnold’s Yard 0 | Johnston Arnold’s Yard 0 (trigger for further investigation activated). | 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). | Dale Road Hubberston 0 – trigger for further investigation activated. |

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|--|---|---|--|--|--|--|
| (Core) The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement. | Maintenance of the hard rock & sand & gravel land-banks for the duration of the Plan (to 2021) & for 10 years (hard rock) & 7 years (sand & gravel) beyond the Plan period | Further investigation if land bank drops to 12 years (hard rock) or 9 years (sand & gravel), to ensure sufficient provision at end of Plan period. Monitor tonnage permitted. | See Minerals Note 1 from AMR 1 (2013/14). | Trigger for further investigation activated for sand & gravel. See summary text for this Objective in LDP AMR 2. | Trigger for further investigation activated for sand & gravel. See summary text for this Objective in AMR 3. | Trigger for further investigation activated for sand and gravel. See summary text for this Objective, below. | Trigger for further investigation activated for sand and gravel. See summary text for this Objective, below. |
| Number of applications approved contrary to Policy GN.22. <i>(Please note this is an amended indicator as proposed by AMR 1, paragraph 3.17).</i> | 0 | More than 4 approvals in 4 years. | See Minerals Note 2 from AMR 1 (2013/14). 189 approved applications between 28/02/13 & 31/03/14 were outside a Settlement Boundary & within the mineral safeguarding area. Of these: | 0 | 0 | 0 | 0 |

| | | | | | | | |
|---|---|--|--|--|--|--|--|
| | | | <p>For 71, Policy GN.22 should probably have been a consideration</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 & / or elsewhere in SW Wales.</p> | <p>Regional discussions to resume by 2014 and significant progress towards identification of new mineral reserves in the County & / or SW Wales region demonstrated by 2018</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> | <p>See summary text for this Objective in AMR 5 (2017/18).</p> |

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

The Employment Survey 2017 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 2017 are presented above. Further information is available in the Employment Survey Report 2017, <https://www.pembrokeshire.gov.uk/adopted-local-development-plan/implementation-and-monitoring>

There has been some progress towards delivery of the strategic employment sites. The target for 2021 is 75% delivery and there are triggers for further investigation if there has been no development at Blackbridge by 2018 and the three other sites by March 2017. There had been no development at Blackbrodge by 2018 and hence the trigger for further investigation has been activated. Similarly, there had been no development commenced at Trecwn by 2017 and hence the trigger for this site was 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. 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), the application was refused in AMR period 6. The allocated land at Blackbridge and some further land beyond its boundary is within the Haven Waterway Enterprise Zone.

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

Some parts of the Withybush Business Park site have already been developed. There is also road infrastructure in place that will serve undeveloped parts of the site. This site is within the Haven Waterway Enterprise Zone. Although various proposals at this site were consented during earlier AMR periods, no further consents were granted during AMR year 5.

At Trecwn, buildings & infrastructure relating to earlier military uses remain. No new planning permissions have been granted during the AMR 5 period but permission was granted within the allocated area for a diesel-fired peaking plant in 2012 (before LDP adoption) and outside the allocated area (but within the Trecwn valley) for a wood-burning power station, early in the AMR 3 period. Neither proposal has been implemented.

On the three mixed-use 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 was activated in 2017 (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. The monitoring trigger was activated in 2017 (AMR 4) and this 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 and gravel, the landbank is less substantial & new terrestrial production sites will need to be identified through Plan Review.

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

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|--|-----------------------------|--|---|--|--|--|
| 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 currently with PINS for determination. | 5.0 years indicated by 2014-2015 JHLAS. JHLAS for 2016 currently in preparation. | 5.1 years indicated by 2015-2016 JHLAS. 2017 JHLAS currently in preparation. | 5.1 years indicated by 2016-2017 JHLAS. 2018 JHLAS 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 | 10% below target. | 459 (2013-2014 Housing Survey) | 588 (2014-2015 Housing Survey). | 405 (2015-2016 Housing Survey) | 365 (2016-2017 Housing Survey). | 286 (2017-2018 Housing Survey). |

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| | dwelling per year in remaining years | | | | | | |
| (Core) Amount of housing development permitted & built on allocated housing sites as a percentage of the total housing allocation & as a percentage of the total housing development permitted. | 80% of allocations should be completed by 2021. As a total of all housing development permitted, a minimum of 60% should be on allocated sites | 30% of allocations should be permitted by March 2017. Investigation if permissions on allocated sites are below 60% of total. | 67% of allocations were permitted and 25% of allocations were built as a percentage of the total housing allocation by March 2017. Therefore no further investigation is required. 67% of allocations were permitted as a percentage of the total housing development permitted by March 2017. 59% of allocations were built as a percentage of the total housing completions. | | | | |
| 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 | All sites should deliver identified units anticipated in the Plan by 2021 | Development not commenced by the following dates: a) Slade Lane South, Haverfordwest – 2017 b) Slade Lane North, Haverfordwest – 2020 c) Maesgwynne, Fishguard – March 2017 d) Shoals Hook Lane – March 2017. | Slade Lane South Planning permission in place (outline) 12/0830/PA for 729 residential properties, a Superstore & Petrol Filling Station across Slade Lane South & Slade Lane North. | Slade Lane South Permission still in place. Agent comments on JHLAS 2014 indicate intention to implement facilitating infrastructure to bring site forwards ASAP, works scheduled to commence 4 th QTR | 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. | 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. | Slade Lane South Permission still in place. A further application relating to this site was determined in AMR year 5 – 17/0520/PA, a variation of condition application on 12/0829/PA, conditionally approved on 13/10/17. Two |

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| | | | | 2014, likely to be completed in 2014. Slade Lane South available for development by 1 st QTR 2016. | There are not site constraints & all implementing infrastructure is in place. | Agent comments on JHLAS 2017 indicate an estimated start date of Q2 2018. | further applications were withdrawn in AMR year 5 – 16/0310/PA & 16/0312/PA. |
| | | | Slade Lane North As Above | Slade Lane North As Above | Slade Lane North As Above | Slade Lane North As Above | Slade Lane North Essentially as above, but noting that one part of the site is being progressed by a local landowner rather than the main development company. On this smaller part of the site a 24 dwelling proposal was approved on 21/09/17 – 15/0250/PA. |

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|--|---|---|--|---|--|--|
| | | | 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 th August 2016. | 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 th August 2016. |
| | | | Shoals Hook Lane No permission | Shoals Hook Lane No permission | Shoals Hook Lane No permission | Shoals Hook Lane No permission. | Shoals Hook Lane No permission. |
| Affordable Housing percentage target in GN.27 | Target will reflect economic circumstances | Should average house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters then the | Base price September – December 2012 was £155,000. No increase by 5% over 2 | Base price September – December 2012 was £155,000. No increase by 5% over 2 | Base price September – December 2012 was £155,000. No increase by 5% over 2 | Base Price September = December 2012 was £155,000. No increase by 5% over 2 | Base Price September = December 2012 was £155,000. No increase by 5% over 2 |

| | | 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 | quarters through monitoring (see LDP Affordability Index June 2014). | quarters through monitoring (see LDP Affordability Index June 2015). | quarters through monitoring (see LDP Affordability Index Sept 2016). | quarters through monitoring (see LDP Affordability index December 2016). | 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 dwellings by 2021 | If total number of dwellings built by Plan Review (2017) is less than 50% of target. | 459 (2013-2014 Housing Survey) | 588 (2014-2015 Housing Survey). | 405 (2015-2016 Housing Survey) | 365 (2016-2017 Housing Survey). | 286 (2017-2018 Housing Survey). |
| Total number of affordable homes granted planning permission. | 980 by 2021 | If less than 50% of target by Plan Review (2017). | 323 | 265 | 125 | 190 No further investigation needed (903 total) | 133 No further investigation needed (1036 total) |
| 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 | 220 with financial contributions of £2,244,805.25 on section 106 agreements | 74 | 141 with financial contributions of £714,793.85 on section 106 agreements | 59 with financial contributions of £1,576,307.00 on section 106 agreements signed in the |

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| | | | signed in the last financial year. (This includes 182 Affordable Homes to be provided on Slade Lane Haverfordwest). | signed in the last financial year. (This includes a £1.28 million contribution from Fishguard Marina). | | signed in the last financial year. (667 total across 4 years, trigger not met). | last financial year. (726 total across 4 years, trigger not met). |
| Number of affordable homes permitted as Exception sites. | 40 by 2021 | If less than 20 by Plan Review (2017). | 47(3 applications permitted 12/0850/PA for 2 units at Roch, 12/0882/PA at Scleddau for 27 units & 12/0977/PA at Saundersfoot (outside PCNPA) for 18 units). All units permitted on exception sites during this period | 0 | 10 (1 application permitted 14/0921/PA) at St Florence. | 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 & Compass for 6 units, 15/1052/PA at Llandissilio for 6 units and 15/0166/PA at | 30 (1 application permitted 17/0259/PA at Fishguard for 30 units). (151 units permitted by Plan Review. No further investigation needed). |

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| | | | were delivered by RSLs, numbers are also included in figures below of number of affordable homes permitted delivered by RSLs) | | | Clunderwen for 16 units.) (121 units permitted by Plan Review. No further 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) | 123 units permitted gained by PHA. (294 units permitted by Plan Review. No further investigation needed). | 127 units permitted gained by PHA. (421 units permitted by Plan Review. No further investigation needed). |
| Number of rural workers dwellings granted planning permission | 40 by 2021 | 50% of target. | 3 | 5 | 4 | 1 | 2 |

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|--|--|--|--|--|---|---|
| Indication of general level of Affordable Housing Need. | No significant increases annually. | Level of need varies by over 10% in comparison with 2012 level as measured by the Common Housing Register. | 1,641 Affordable Homes required each year (Local Housing Market Assessment 2014). (Note 2012 LHMA figure was 1,656 a year). | 1,641 Affordable Homes required each year (Local Housing Market Assessment 2014). | 1,641 Affordable Homes required each year (Local Housing Market Assessment 2014). | 1,641 Affordable Homes required each year (Local Housing Market Assessment 2014). | 1,641 Affordable Homes required each year (Local Housing Market Assessment 2014). |
| Number of affordable dwellings with planning permission & number built as a percentage of all new housing with planning permission & built. | 98 affordable dwellings per annum consented; affordable housing to be at least 15% of overall permission & completion. | Further investigation if affordable housing is less than 12.5% of overall permissions. | 323 gained planning permission out of a total of 1,547 new houses permitted (20%). 73 affordable units built 2013-2014, out of a total of 459 built (15.9%). | 265 gained planning permission out of a total of 1,210 new houses permitted (21.9%). 117 affordable units built 2014-2015 out of a total of 588 built (19.8%). | 119 gained planning permission out of a total of 922 houses permitted (12.9%). 131 affordable units built 2015-2016 out of a total of 405 built (32%). | 190 gained planning permission out of a total of 691 houses permitted (27.5%). 90 affordable units built 2016-2017 out of a total of 365 built (25%). | 133 gained planning permission out of a total of 608 houses permitted (21.9%). 48 affordable units built 2017-2018 out of a total of 286 built (17%). |

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| | | | | | | No further investigation needed. | 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 / 58 apps where AH contributions could have been sought). | 89.1% of housing proposal provided Affordable Housing contributions (57 / 64 apps where AH contributions could have been sought). | 90% of housing proposal provided Affordable Housing contributions (54 / 60 apps where AH contributions could have been sought). | 89.4% of housing proposal provided Affordable Housing contributions (42 / 47 apps where AH contributions could have been sought). | 86.1% of housing proposal provided Affordable Housing contributions (31 / 36 apps where AH contributions could have been sought). |
| (Core) Average density of housing permitted on allocated sites. | 30 dph in Hub Towns & 25 dph in Rural settlements. | Further investigation if less than 25dph in urban areas & less than 20dph in rural areas. | Hub Towns 29 dph | Hub Towns 29 dph | Hub Towns 37 dph | Hub Towns 31 dph | Hub Towns 31 dph |
| | | | Rural Settlements 27 dph | Rural Settlements 24 dph | Rural Settlements 26 dph | Rural Settlements 22 dph | Rural Settlements 24 dph |
| Average density of housing permitted on windfall sites. | 30 dph in Hub Towns & 25 dph in Rural settlements. | Further investigation if less than 25dph in urban areas & less than 20dph in rural areas. | Hub Towns 92 dph Rural Settlements 20 dph | Hub Towns 60 dph Rural Settlements 19 dph | Hub Towns 40 dph Rural Settlements 24 dph | Hub Towns 62 dph Rural Settlements 27 dph | Hub Towns 38 dph (74% brownfield) Rural Settlements 21 dph (70% brownfield) |

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|--|--|---|---|--|--|---|
| 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 additional 2 pitches - 14/0448/PA). | 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) an extension (16/0475/PA) to an existing site (4 pitches) | 38 pitches permitted since GTANA. 2 additional pitches at an existing site were permitted (16/1244/PA), & a permanent consent was issued for a temporary site (17/0485/PA). |
| Progress towards take up of allocated sites for gypsies & travellers accommodation. | 40 additional Gypsy Traveller pitches are provided by the end of 2015. | Less than 40 permitted by the end of 2015. | Planning permission gained for 3 at Castle Quarry (13/0790/PA) | 3 pitches delivered at Castle Quarry. Second application to de-register common land | Application to de-register common land in Kilgetty successful. | Planning application at Kilgetty anticipated by end of 2017 | Planning application for 12 pitches at Kilgetty under consideration during this AMR. |

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| | | | | in Kilgetty submitted. | | | |
| Meeting newly arising need (post 2014) by the end of 2019 (Level of need identified within Gypsy Traveller Accommodation Needs Assessment produced end of 2014). | Need identified in 2014 survey met by the end of 2019. | Identified need not met by 2019. | | | | | |
| Meeting newly arising (2016) need by the end of 2021 Level of need identified within Gypsy Traveller Accommodation Needs Assessment (produced end of 2016) | Need identified in 2016 survey met by the end of 2021. | No trigger. | N/A | N/A | Draft GTAA has been produced but not yet finalised. | GTAA approved by Welsh Government 2016. | GTAA 2015 identified a need for 32 pitches plus 2 travelling show-peoples yards. A total of 19 pitches permitted since the GTAA. |
| Number of applications approved contrary to the protective aim of Policy GN.33. | 0 | 3 over 3 years. | 0 | 0 | 2 (14/1103/PA, 15/0132/PA) | 0 | 0 |

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 2016-2017 was published on the 28th November 2017. 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 2017-2018 JHLAS is currently under production.

Other housing indicators suggest a slowing of the market in AMR 5, both in terms of permissions granted & in terms of units built. 286 new dwellings were built in this monitoring period. In total 2103 dwellings have been completed since Plan adoption, in comparison with a target of 2640. This is 20% below the target and therefore the trigger for further investigation has been met. Analysis conducted as part of the Plan Review suggests that the overall population and household projections used to derive the LDP target were high in comparison with more recent projections and that migration levels over the last 5 years have been below historic levels. This is likely to have impacted on local build rates. Further analysis of housing need will take place as part of Plan Review.

The target of 15% of affordable housing has been met for completions 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. A further application relating to this site was determined in AMR year 5 – 17/0520/PA, a variation of condition application on 12/0829/PA, conditionally approved on 13/10/17.

No planning applications have been received on Shoals Hook Lane in Haverfordwest. In Fishguard, the Maesgwynne site has an existing permission on part of the site. A further planning application, to extend the time period for the submission of reserved matters, was conditionally approved in AMR year 4. The section 106 was signed on 4th August 2016.

From those residential developments on which PCC was able to seek contributions towards affordable housing it did so on 86.1% (31 out of 36 planning applications). PCC was not able to seek contributions towards affordable housing on a total of 5 applications as 2 were replacement dwellings, 1 was a change of use conversions and 2 had contributions secured on a previous application. In total 133 Affordable Homes gained planning permission, of these 59 affordable homes were negotiated through section 106 legal agreements, with financial contributions of just over £1,576,307.00 signed in the last financial year. 2 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 2017-2018, 1 housing exception site was granted permission with a total of 30 units compared with 2016-17, 5 affordable housing exception sites were granted permission with a total of 64 units, 2015-16 1 new permission was granted for 10 units with none in 2014-2015 and 47 units in 2013-14, this is significantly higher than the Plan's targets.

In 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 December 2016). There is ongoing work to refine the methodology for preparing the Affordability Index, with a new version expected to be completed during autumn 2018, which will inform AMR 6.

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 1618 units out of a total Plan target of 980 since adoption. An updated LHMA is anticipated during the AMR 6 and will inform the Plan Review. Stakeholders have requested that the AMR include information on the way in which any commuted sums for Affordable Housing have been spent by the Authority. During the year 2017-2018 6 schemes were identified and £125,291 was paid to RSLs by the Authority compared with 2016-2017 - four schemes were identified and £107,909.96 was paid to the 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 32 dph for AMR 5 which is above target.

Gypsy Traveller Provision

In terms of Gypsy Traveller pitches, since the GTANA assessment took place in 2010, 38 additional pitches have gained planning permission. The target of achieving an additional 40 pitches by the end of 2015 was not 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. Approval for de-registration & enclosure of the Common Land at Kingsmoor Kilgetty was received in December 2015 & a planning application for 12 units is currently under consideration by the Authority. A grant funding application to support this extension is anticipated during 2018. 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 & end of 2020 – a lower need than that indicated by previous assessments. This lower need suggests that the number of private pitches gaining permission is having an impact on the levels of need in Pembrokeshire. In terms of the LDP, current allocations & policies are enabling both private & allocated sites to gain permission & on this basis no further investigation is required at present.

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|---|------------------|---|-----------|---------------------|-----------|-----------|--|
| Strategic Objective: Delivering design excellence & environmental quality (B) & Protecting & enhancing the natural & built environment (J) | | | | | | | |
| Number of planning permissions granted contrary to Policy GN.1, the protective aim of criterion 3. | 0 | More than 4 such permissions in 4 years. | 6 | 12 | 1 | 0 | 0 |
| Number of housing permissions within Settlement Boundaries as a percentage of all housing permissions. | 98% | 5% a year outside settlement boundaries over 4 years. | 94% | 96.9% | 93% | 93% | 95.5% |
| Number of permissions approved contrary to Policy SP16. | 0 | More than 4 in 4 years. | 0 | 0 | 0 | 0 | 4 (All of which were determined by appeal) |
| (Core) Amount of Greenfield land lost to development (ha) which is not allocated in the Plan. | None (No target) | None (No trigger) | 365.07 ha | 299.8 ha | 41.14 ha | 62.52ha | 46.339 ha |
| Amount of Greenfield lost to development outside settlement boundaries. | None (No target) | None (No trigger) | 338.98 ha | 280.64 | 32.02 ha | 50.22 ha | 28.49 ha |
| Loss of Open Space as a result of development (ha) which is not allocated in the Plan. | None (No target) | None (No trigger) | 0 | 0.15ha (13/1092/PA) | 0 | 0 | 0 |
| Number of planning permissions granted contrary to the aim of Policy GN.37. | None | More than 4 in 4 years. | 0 | 0 | 0 | 0 | 0 |
| Number of planning permissions, listed building consents & SAM consents granted contrary to Policy GN.38. | None | More than 4 in 4 years. | 3 | 12 | 2 | 0 | 1 (16/0122/PA) |

| LDP Indicator | Target | Trigger | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 |
|--|--------------------------------|---|--|--|---|---|---|
| (Core) Amount of new development (ha) permitted on previously developed land (brownfield, redevelopment & conversions) expressed as a percentage of all development permitted. | No target | No trigger | 80.75ha (18%) | 46.87ha (11.3%) | 291.05ha (85%) | 115.50ha (63%) | 57.51ha (50.6%) |
| (Core) Amount of waste management capacity permitted | No target | No trigger | 3.65 ha | 4.20 ha | 3.32 ha | 1.11 ha | 1.00 ha |
| Progress towards finding a new Civic Amenity Site to serve SE Pembrokeshire. | Provision of new site by 2015. | No planning permission in place by April 2014 & if site is not operational by 2015. | Devonshire Drive, near New Hedges conditionally approved 17/07/14 (13/1110/PA) | 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. | The requirement of this indicator has been met. |
| Winsel – Provision of extension to civic amenity site | Scheme implemented | No planning permission in place by April 2014 & if site is not operational by 2015. | Planning permission was granted on 0.23ha of the allocated site on 08/05/13. This permits an extension to the existing civic amenity site, for a materials | The site is fully operational. | The requirement of this indicator has been met. | The requirement of this indicator has been met. | The requirement of this indicator has been met. |

| | | | | | | | |
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| | | | recovery facility. | | | | |
| <p>Summary of Strategic Objective: Delivering design excellence and environmental quality (B) And Protecting and enhancing the natural and built environment (J):</p> <p>The area of Greenfield land permitted for development which is not otherwise allocated is lower than last years (46.339 ha compared with 62.52 ha in 2016/2017), but still above the target of 0ha. The area of Greenfield land lost to development in countryside locations is 28.49 ha compared with last years figure of 50.22 ha. Investigation of the type of development permitted suggests that the target for this is inappropriate & 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 (sheds, milking parlour & slurry lagoons), with a small area permitted for residential use (for example sites permitted under the JUDP and de-allocated under the LDP, on exception sites & rural enterprise workers dwellings), & some tourism proposals requiring a countryside location. The Authority will continue to monitor this area.</p> <p>The trigger for permissions, listed building consents & SAM consents granted contrary to Policy GN.38 has been met. However, the wording of GN.38 is such that even where a limited adverse effect is identified, a proposal must be considered to be contrary to the policy. Consideration will be given to re-examining this wording at Plan Review, to ensure that only those proposals with a significant adverse effect are deemed contrary to policy.</p> <p>The waste management capacity permitted between 01/04/17 & 31/03/18 was 1.00 ha on 4 sites:</p> <ul style="list-style-type: none"> • Highway House, Ferry Terrace, Waterloo, Pembroke Dock – waste transfer / recycling centre and parking of HGVs (0.10 ha) • Torbant Caravan Park, Croesgoch – package sewage treatment plant to replace existing septic tank (0.23 ha) • Rosehill Caravan Park, Rosehill, near Portfield Gate – sewage treatment plant (0.66 ha) • Glanteifi, St. Dogmaels – replacement waste treatment plant, garden steps , porches and re-siting of summer house and greenhouse (30% of application relates to waste – 0.005 ha) <p>A further waste-related planning application was determined in AMR year 5, but relating to a project originally consented in AMR year 3 at Langdon Mill, near Begelly. This consents a non-material amendment to an earlier application.</p> <p>In terms of the other indicators associated with waste, both relate to progress with site delivery. In each case, the anticipated facilities have now been delivered and the requirements of the indicators are therefore met.</p> | | | | | | | |

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

Welsh Government Road Improvement Schemes

| Site Name | Applications received | Current permissions (at 01/04/14) | Date project started | Project Completion Date | Notes section (changes to information in LDP is in <i>italics / highlighted</i>) |
|--|-----------------------|-----------------------------------|----------------------|-------------------------|---|
| A.40 Llanddewi Velfrey to Penblewin | None | None | Not started | | Welsh Government Trunk Road Forward Programme Phase 3 scheme. Planned construction start Spring 2019, end Autumn 2020. Funding: £35m, including £23m EU funding. |
| Improvement to the A.40 west of St. Clears | None | None | Not started | | Regional Transport Plan for SW Wales, page 46 - priority 3 scheme. WG (12/06/15) provided an update on the A.40 Improvement Study. It concluded that dualling of the A.40 could provide positive returns in the longer term, but there is a strong case for discrete measures involving a 2 + 1 carriageway layout in the shorter term. An Employer's Agent was to develop additional packages of improvements for the A.40. |

Local road improvement schemes

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

| Site Name | Applications Received | Current permissions (at 01/04/14) | Date project started | Project Completion Date | Notes section (changes to information in LDP is in italics / highlighted) |
|--|--|--|----------------------|---|---|
| | | | | | <p>The developer Egnedol (purchaser of sites at Blackbridge & Waterston) proposed the construction of a biomass to energy facility at Blackbridge. Development of highway improvements is currently on hold due to the proposed access being via the estuary & sea going vessels.</p> <p>There is currently no prospect of this scheme being developed as it was predicated on a major development that has not happened. Welsh Ministers recently refused planning permission for the Egnedol biomass facility proposal.</p> <p>PCC has commissioned an access study, the results of which are likely to supersede this scheme.</p> |
| Southern Strategic Route – A.477 Nash Fingerpost to Energy Site corridor enhancement | <p>10/0354/PA – Kingsfold Junction, re-alignment of B.4319 & C.3183 junction, conditionally approved 04/10/10</p> <p>11/1145/PA – C.3183, Maidenwells – new link road & roundabout, conditionally approved</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 2017/18 | <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 & roundabout planned for Maidenwells has been subject to a public inquiry (November 2015). The Inspector's Report was received on 1st July 2016 & recommends Orders be made. The scheme progressed to implementation stage, following completion of statutory processes, with scheme construction beginning in November 2016.</p> <p>The Maidenwells Bypass is now completed and opened in 2017.</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) |
|-----------|---|-----------------------------------|----------------------|-------------------------|---|
| | 14/08/12 12/0131/PA – N of Glenside, Stoops Lake, Pembroke – 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 |

| 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) |
|--|---|-----------------------------------|----------------------|---|--|
| | | | | | work and initial phase of the Fishguard Town Centre Access Improvements project to be progressed. Local Transport Funding from WG for 2018/19 will allow construction of the Fishguard Town Centre Improvements including the Chimneys Link. The works include a bus focal point on the Chimneys Link. |
| Fishguard & Goodwick Railway Station (bus/rail interchange) (although not mentioned in the JTP, consideration of an inter-modal freight transfer station here has been mooted) | 15/0351/PA – Station Road Car Park, Station Hill, Goodwick – extension to car park & provision of external disabled access toilet – conditionally approved 14/08/15 | 15/0351/PA | 2012/13 | New station building opened May 2012, further elements completed in 2015/16 | Timing – the station re-opened in May 2012. Funding – WG Regional Transport Plan Grant. Local Transport Funding for 2015/16 has enabled work to increase car parking, to facilitate commercial use of the station building & additional sustainable transport improvements. |
| Milford Haven (bus/rail interchange) | None | None | Not started | | Joint Transport Plan for South West Wales, PCC scheme for delivery 2015 to 2020, page 33 (priority 21). No progress, but the scheme may be re-considered in tandem with the Milford Haven Waterfront development (planning application 14/0158/PA) which has been approved subject to completion of a s.106 legal agreement, resolution of ecological matters and compliance with various planning conditions (the consent will not be issued |

| 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) |
|--------------------------------------|---|-----------------------------------|----------------------|--|---|
| | | | | | until the legal agreement is completed and ecological matters resolved). Timing – uncertain. Funding – no Local Transport Fund Grant commitment ⁴ . |
| Pembroke Dock (bus/rail interchange) | 12/0375/PA – land E of Water Street & N of Pembroke Dock Railway Station – public transport interchange – conditionally approved 31/10/12 | 12/0375/PA - implemented | 2014/15 | Phase 1 completed 2014/15 & phase 2 completed in 2015/16 | Joint Transport Plan for South West Wales, page 33 (priority 17). Timing – phase 1 completed 2014/15 & phase 2 completed 2015/16. Funding – Local Transport Fund Grant 2014/15 for phase 1 construction & 2015/16 for phase 2. This scheme was completed in 2015/16. |

⁴ August 2016

Rail network improvements

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

Park and ride schemes

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

County Council programmed highway schemes

(Where not otherwise included)

| Schemes safeguarded by the LDP | | | | | |
|---|--------------------------------------|-----------------------------------|----------------------|-------------------------|--|
| Site Name | Applications Received | Current permissions (at 01/04/14) | Date project started | Project Completion Date | Notes section (changes to information in LDP is in italics / highlighted) |
| B.4318 Gumfreston to Tenby Diversion & Improvement, Phase 3 | None | None | 2014/15 | April 2016 | LDP Candidate Site, submitted by PCC Transportation & Environment Directorate Timing – automatic flood warning & information signs completed in April 2016 (in place of a complex road improvement). Funding – by PCC. |
| B.4320 Monkton re-alignment | None | None | Not started | | LDP Candidate Site, submitted by PCC Transportation & Environment Directorate. Timing – uncertain, but likely to be within the LDP plan period. Funding – no Local Transport Fund Grant commitment for 2016/17. Listed as a Joint Transport Plan aspiration that is unlikely to be delivered within the 5-year lifetime of the JTP. Included within the JTP medium to long-term programme for 2020 to 2030, page 39. Unlikely to be undertaken independently of the Pembroke Western Bypass, which justifies it. |
| A.40 High Street to A.487 West Street | Various permissions are now in place | 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) |
| ('Chimneys' link), Fishguard | | | | | <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> <p>Local Transport Funding from WG for 2018/19 will allow construction of the Fishguard Town Centre Improvements, including the Chimneys Link.</p> |
| Haverfordwest to Narberth Shared Use Path | None | None | Not started | | <p>Provision of a walking & cycling route from Haverfordwest to Narberth, connecting to National Cycle Network Route 4 at Haverfordwest, also to Bluestone & the Pembrokeshire Trail⁵.</p> <p>Timing – progress dependent on access through Slebech Park.</p> |

⁵ 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>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 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> <p>This scheme is subject to an Active Travel submission to WG for funding in 2018/19.</p> |
| Haverfordwest Sustainable Town Centre Project | None | None | Not started | | <p>Scheme to improve sustainable access to & within Haverfordwest, targeting primary origin & destination sites, improvements to the street environment & development of infrastructure to support walking, cycling & public transport.</p> <p>Timing – uncertain.</p> <p>Funding – WG funding for the Sustainable Travel Centre Project has ceased. It is envisaged that parts of this project will be progressed through Active Travel initiatives & the development-led Haverfordwest Master Plan project, details of which are set out below.</p> <p>An Active Travel funding bid is being made to WG based upon the approved Active Travel Plans.</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 & partly through the Local Government Borrowing Initiative.</p> <p>The following aspects of the scheme are at design or feasibility stage:</p> <p>2. Active travel / shared use path links (SUP link between Thomas Parry Way and Castle High completed in 2016/17).</p> <p>3. Bridgend Square Roundabout to be re-marked in 2017/18 to improve circulation. This has been completed.</p> <p>4. Town Centre (Swan Square) enhancement & access project to be undertaken 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. A study currently being commissioned will consider transport integration in Haverfordwest.</p> <p>Haverfordwest Masterplan (including Air Quality & Sustainable Access) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 5).</p> |

| 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). | | | 2017 | | North-west shared use path link into Haverfordwest (Pelcomb Bridge to Pelcomb Cross & Simpson Cross to Roch) is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). The Pelcomb Bridge to Pelcomb Cross section has been completed. 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. Further elements completed by SWTRA in 2017/18. | Some sections completed pre-LDP adoption. A further section from Strawberry Lane to Slade Cross was completed in 2014/15. Pembroke Dock to Milton shared use path is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 7). Further elements of the Shared Use Path scheme, near to Lower Nash Farm and the WP Lewis & Son Garage were completed by SWTRA in 2017/18. |
| Fishguard Harbour Development. | | | Not started | | Fishguard Harbour Development is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 19). |
| Haverfordwest Airport Extension. | | | Not started | | Haverfordwest Airport Extension is listed in the Joint Transport Plan as a PCC scheme for delivery 2015 to 2020 (priority 20). |
| Northern Distributor Network – phase 2 | | | Not started | | Northern Distributor Network – phase 2 – is listed as a Joint Transport Plan aspiration (page 39) which is unlikely to be delivered within the 5-year lifetime of the JTP. The project will improve access & connectivity towards the |

| 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) |
| | | | | | 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. Since preparation of the JTP, this option has been dismissed by the 2018 WG commissioned Haverfordwest Congestion Study and is therefore unlikely to progress. |
| Cardi-Bach Community Links – walking & cycling | | | Not started | | Cardi-Bach Community Links – walking & cycling – is listed as a Joint Transport Plan (page 40) medium to long-term aspiration that is unlikely to be delivered within the 5-year lifetime of the JTP. The route corridor of the disused Cardi-Bach railway runs in part through east & north-east Pembrokeshire. |
| Fishguard to Letterston shared use path (phase 3) | | | Not started | | Fishguard to Letterston shared use path (phase 3) is listed as a Joint Transport Plan (page 40) medium to long term aspiration which is unlikely to be delivered within the 5-year lifetime of the JTP. Elements of the scheme may be delivered by SWTRA. |
| Letterston to Maenclochog shared use path | | | Not started | | Letterston to Maenclochog shared use path is listed as a Joint Transport Plan (page 40) medium to long-term |

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

Generic initiatives / schemes:

- (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"> • % of population aged 65+ | <p>2011 census data: % of Pembrokeshire population 65 and over = 21.8% compared to 18.4% in Wales (ONS, 2011) 19.2% in Pembrokeshire and 17.39% in Wales in 2001 (ONS, 2001). Census data is unchanged.</p> | <p>The 2011 Census has revealed that the percentage of the population over the age of 65 has increased by 2% in 10 years. The LDP does not have a direct influence on population structure. The LDP provides for housing and access to good quality employment which could balance Pembrokeshire's ageing population. Action: Continue to monitor SA Objective.</p> |
| 2. Promote human health and wellbeing through a healthy lifestyle and access to healthcare and recreation opportunities and a clean and healthy environment | <ul style="list-style-type: none"> • Access to key services • Total number of people Killed or Seriously Injured (KSI) per year • Long term sickness • Accessibility of semi-natural greenspace | <p>Pembrokeshire has the 3rd greatest percentage of Lower Super Output Areas (LSOAs) in the most deprived 10% of areas for the Access domain, based on access to key services by bus and/or on foot (Pembrokeshire Single Needs Assessment, 2012). Number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 2017 = 52 (54 in 2013, 60 in 2014, 61 in 2015, 62 in 2016), compared to 670 (1,144 in 2013, 1,263 in 2014, 1,186 in 2015, 975 in 2016) in Wales for the same period (WG Statistics, 2016).</p> | <p>Pembrokeshire has the 3rd greatest percentage of Lower Super Output Areas (LSOAs) in the most deprived 10% of areas for the Access domain, based on access to key services by bus and/or on foot (Single Needs Assessment, 2012). The number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 2017 has decreased since the last AMR (WG Statistics, 2017). Sixteen percent of people in Pembrokeshire state that they are limited a lot by a health problem/disability (15% in Wales) (Welsh Health Survey, 2015). The percentage of people who report their general health as fair/poor is 20% in Pembrokeshire and 19% in Wales (Welsh Health Survey, 2015). The Welsh Health Survey ceased in 2015, health and related lifestyles are reported using the National Survey for Wales. The data for general health are not currently available by local authority area and are not comparable to the Welsh Health Survey. 46.339 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. Proposals given permission on non-allocated greenfield land include a range of uses such as those relating to agriculture (sheds, milking parlour and slurry lagoons), with a small area permitted for residential use (for example sites permitted under the JUDP and de-allocated under the LDP, on exception sites and rural enterprise workers dwellings)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"> • Proportion of 15/16 year olds with Level 2 threshold (5+ GCSEs at A*-C) • % of working age adults with no qualifications | <p>66% of 15/16 year olds with Level 2 Threshold in Pembrokeshire in 2016/17, compared with 67% in Wales (78.1% in Pembrokeshire, 77.8% in Wales in 2012/13, and 83% in Pembs, 84.1% in Wales in 2014/2015, 84.5% in Pembrokeshire, 84% in Wales in 2015/16) (StatsWales, 2018).</p> <p>9% of adults (16-64) with no qualifications in Pembrokeshire in 2017 (13.8% in Dec 2013, 11% in 2014 and 2015, 11.7% in 2016), this has decreased</p> | <p>The number of 15/16 year olds with Level 2 Threshold qualifications is slightly lower than the Welsh figure (StatsWales, 2018) and the proportion of adults with no qualifications has fallen since 2004 (Nomis, 2017) though is still less than the Wales figure (9% in Pembrokeshire and 8.7% in Wales in 2017, and 15.9% in Pembrokeshire in 2004). The percentages in Wales and Great Britain and Pembrokeshire have fallen 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> <p>The lack of significant higher education provision in the County is likely to impact these figures.</p> |

| SA Objectives | Potential SA indicators | Data | Commentary |
|--|--|---|--|
| | | <p>since 2004 when the proportion was 15.9%. 8.7% in Wales in 2017 (9.6% in 2016, 10.5% in 2015, 10.0% in 2014, 10.6% in 2013) (Nomis, 2018).</p> | <p>Action: Continue to monitor SA Objective.</p> |
| <p>4. Minimise the need to travel and encourage sustainable modes of transport</p> | <ul style="list-style-type: none"> • Mode of travel to work, % travel to work by car • Journeys made by public transport • Public transport accessibility • Link to monitoring measures of the Regional Transport Plan | <p>Number of people travelling to work by car in Pembrokeshire has increased from 57.45% in 2001 to 60.96% in 2011 (Census, 2011). Train = 0.47%, Bus = 2.88, by foot = 9.38%</p> <p>Wales increase from 61.23% to 63.77% from 2001 to 2011.</p> <p>The proportion of people working at home in 2001 in Pembrokeshire = 16.43% (9.72% in Wales), compared to 17.72% in 2011 (10.64% in Wales) (Census, 2011).</p> <p>Travel patterns (2015) indicate that travel to work makes up most of car journeys (JTP for S&W Wales, 2015).</p> <p>Johnston, Kilgetty and Fishguard/Goodwick Stations have seen decreases in passengers (ORR, 2018)</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 2017/18.</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 and Fishguard/Goodwick have decreased since 2016/17 (ORR, 2018).</p> <p>The LDP focuses development in settlements where services and facilities already exist. Though due to the rural nature of the County it is accepted there will be a high number of people using cars to travel to work.</p> <p>Action: continue to monitor SA Objective.</p> |

| SA Objectives | Potential SA indicators | Data | Commentary |
|--|---|---|--|
| <p>5. Provide a range of high quality housing including affordable housing to meet local needs.</p> <p>6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities.</p> <p>7. Protect and enhance the role of the Welsh language and culture</p> | <ul style="list-style-type: none"> • Housing land supply. • Amount of affordable housing provided • Access to key services • Offences per 1,000 of population • % of people who are Welsh speakers | <p>5.1 years housing land supply (16-17).</p> <p>Affordable homes granted planning permission (April 2017-March 2018): 133</p> <p>Total number of dwellings built 2017/2018 = 286</p> <p>(2017-2018 Housing Survey)</p> <p>59 affordable homes provided via planning obligations.</p> <p>46.22 offences per 1,000 population to end of December 2017. This was 43.76 offences per 1,000 population in 2017 (40.68 in 2016, 38 in 2014/15, 64.07 in 2003/04 in Pembrokeshire). 57.35 in Wales in 2012/13 and 98.97 in 2003/04 (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 (2016-2017, JHLAS), this was 5.1 in 2015-16, 5.3 in 2013-14, 4.9 in 2012-13 (JHLAS, 2013-14). The figures for 2017-18 are currently being prepared.</p> <p>286 dwellings were completed between March 2017 and April 2018 (2017-2018 Housing Survey), compared with 459 in 2013-2014 and 588 in 2014-15, 405 in 2015-16, 365 in 2016-17.</p> <p>133 affordable homes have been granted planning permission compared with 323 in 2013-14 and 265 in 14-15 and 119 in 15-16 and 190 in 16-17. 59 of these were through planning obligations, compared with 232 in 2013-14 and 220 in 14-15 and 74 in 15-16, 141 in 16-17.</p> <p>Gypsy and travellers accommodation: 38 pitches permitted since GTANA 2010. 2 additional pitches at an existing site were permitted (16/1244/PA), and a permanent consent was issued for a temporary site (17/0485/PA). The target of 40 pitches by the end of 2015 has not been met therefore further investigation has taken place.</p> <p>The crime rate for Pembrokeshire was 46.22 (offences per thousand residents) at the end of December 2017. The number of headline offences per 1,000 population was 40.68 in 2016, 38 in 2014-15 compared with 36.98 in 2012/13 in Pembrokeshire (64.07 in 2003/04) which compares with 57.35 in Wales in 2012/13 and 98.97 in 2003/04 (Police.uk, 2018).</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> <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</p> |

| SA Objectives | Potential SA indicators | Data | Commentary |
|--|---|--|--|
| | | | <p>the level of services will be monitored at Plan review . The LDP focuses development in settlements where services and facilities already exist.</p> <p>The LDP provides for housing (including affordable housing) in local communities where the Welsh language has a significant role. This can be assessed in more detail at Plan review. The LDP has considered Welsh language in terms of phasing development and Policy SP 9 allows further consideration for Welsh language.</p> <p>Action: continue to monitor the SA Objectives and assess at Plan review.</p> |
| <p>8. Provide a range of good quality employment opportunities accessible to all sections of the population.</p> <p>9. Support a sustainable and diverse local economy</p> | <ul style="list-style-type: none"> • Claimant count amongst working age population (%) • % of economic activity by sector • Number or % of vacant floorspace within Town Centres • Planning permissions for tourism development s/employe | <p>Economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses):</p> <p>72.6% in 04/05 (72.8%) 75.2% in 13/14 (75.3%) 77.6% in 14/15 (74.4%) 75.6% in 15/16 (75.3%) 76.2% in Jan 16-Dec 16 (74.8%) 75.8% in Jan 17-Dec 17</p> <p>GVA per head Pembrokeshire = £17,635 in 2016, provisional (£19,140 per head in Wales, provisional) (StatsWales, 2018).</p> | <p>The economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses) was 75.8% in 2017 (76% in Wales) (Nomis, 2018).</p> <p>The GVA per head in Pembrokeshire was £17,635 per head in 2016 (provisional), £17,155 in 2015, £15,842 in 2014 and £16,293 in 2013 (£19,140 per head in Wales, provisional £) (StatsWales, 2018).</p> <p>No permission yet on the Blackbridge Strategic Employment site which is now owned by Egnedol, however there is a refused application for a Development of National Significance (DNS) application for a biomass facility (AMR 6 period). Continue to monitor.</p> <p>The amount of major retail, office and leisure development permitted in town centres was 0% (200 sq m (net) permitted outside town centres). .</p> <p>The change of presence of A1 uses (unit numbers & floorspace) in primary retail frontages less than the target (<66% of the linear frontage is A1 use class) in Fishguard, Narberth and Pembroke town centres.</p> <p>The percentage of ground floor vacant units in each Town Centre (within the identified LDP boundary):</p> <p>Haverfordwest = 17% (25% in 2017, 18% in 2016, 17% in 2015, 9% in 2014)</p> |

| SA Objectives | Potential SA indicators | Data | Commentary |
|---------------|---|--|--|
| | <p>nt development s per year.</p> | <p>Town centre development = 0% with 200 sq m permitted outside town centres. Change of presence of A1 uses Less than target in the following Town Centres: Fishguard Narberth Pembroke Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary). Haverfordwest = 17% Pembroke Dock = 26% Milford Haven = 23% Pembroke = 10% Fishguard = 20% Narberth = 6% Applications relating to tourism permitted = 10 (25 in 16/17, 30 in 2015/16, 16 in 2014-15)</p> | <p>Pembroke Dock = 26% (22% in 2017, 19% in 2016, 15% in 2015, 10% in 2014) Milford Haven = 23% (20% in 2017, 18% in 2016, 21% in 2015, 14% in 2014) Pembroke = 10% (12% in 2017, 7% in 2016, 6% in 2015, 9% in 2014) Fishguard = 20% (15% in 2017, 16% in 2016, 9% in 2015, 10% in 2014) Narberth = 6% (6% in 2017, 2% in 2016, 2% in 2015, 4% in 2014) Vacancy levels are above those nationally in Haverfordwest, Pembroke Dock & Milford Haven Fishguard. Milford Haven, Pembroke Dock and Fishguard have a vacancy rate which is over 5% higher than the national average, triggering a need for further investigation. Vacant land 2013: 193 ha (1,925,000 sqm). Vacant land 2015: 316 ha (3,167,205 sqm). Vacant land 2016: 219 ha (1,925,000 sqm). Vacant land 2017: 216 ha (2,161,648 sqm) Two applications have been approved contrary to the tourism policies (GN.19 in both cases,). In total, 10 applications relating to tourism were approved during the monitoring period. The range of tourism permissions granted alongside the evidence of compliance with policies (see main AMR report) suggests that the policies of the Plan are allowing for a range of appropriate tourism developments to take place under the strategy of the LDP.</p> |

| SA Objectives | Potential SA indicators | Data | Commentary |
|--|--|--|--|
| | | | <p>The control and influence of the LDP has extremely limited influence on the broader economic context within which the Plan operates.</p> <p>Action: continue to monitor SA Objectives and also monitor tourism development permissions, town centre retail development and strategic employment sites.</p> |
| <p>10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change</p> | <ul style="list-style-type: none"> • CO² emissions non domestic public stock • Ecological footprint | <p>Total CO₂ emissions in 2014 = 1,036 kt (naei.defra.gov.uk, 2016)</p> <p>CO₂ emissions from all sectors in 2015 = 974 kt (naei.defra.gov.uk, 2018)</p> <p>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> | <p>The total CO₂ emissions in 1,036 kt in 2014 (1,146 kt in 2013, 1,166 kt in 2011 in Pembrokeshire, Wales = 29,096kt) (Assemblywales.org). No figures post 2014. However, CO₂ emissions from all sectors in 2015 = 974 kt (naei.defra.gov.uk, 2018).</p> <p>Ecological footprint 4.5 gha per person in Pembrokeshire (2006), Wales = 4.4 gha per person in 2006 (StatsWales, 2014). Welsh ecological footprint in 2011 was 3.28 global hectares per capita (Ecological and Carbon Footprints of Wales, update to 2011, 2015). This figure has not been updated.</p> <p>Emissions of CO₂ have been falling since 2005 across all sectors.</p> <p>The ecological footprint in Pembrokeshire is higher than the figure for Wales for 2006. The figures have fallen since 2003 (5.3 gha / person in Pembrokeshire and 4.7 gha / person in Wales). Ecological footprint is influenced by the consumption of goods and services. Car use is high in Pembrokeshire which is reflected in the ecological footprint. The updated figure for Wales 2011 is not directly comparable to previous estimates due to changes in the methodology.</p> <p>Action: continue to monitor SA Objective.</p> |
| <p>11. Maintain and improve air quality</p> | <ul style="list-style-type: none"> • Days when air pollution is moderate or higher at | <p>Narberth AURN data: 7 days in 2012 19 days in 2013 (revised) 3 days in 2014</p> | <p>The number of days of moderate to high air pollution in Narberth Automated Urban Rural Network (AURN) were 8 days in 2017 (gov.uk, 2018). There has been no exceedance of NO₂ at Narberth or Pennar (monitoring at Pennar ceased 2016).</p> |

| SA Objectives | Potential SA indicators | Data | Commentary |
|---|--|--|---|
| | <p>Narberth AURN</p> <ul style="list-style-type: none"> Achievement of emission limit values | <p>8 days in 2015 11 days in 2016 8 days in 2017 (gov.uk, 2018)</p> <p>Two Air Quality Management Areas (AQMAS) as a result of previous nitrogen dioxide exceedance (PCC monitoring information, 2017)</p> | <p>Sampled pollutants at a County level include: benzene, nitrogen dioxide (NO₂), sulphur dioxide (SO₂), particulate matter (PM₁₀) and ozone. Exceedance of nitrogen dioxide in specific areas required two Air Quality Management Areas (AQMAS) declared in July 2012 in Haverfordwest and Pembroke town centres.</p> <p>Planning applications are assessed in relation to their potential to impact upon local air quality objectives. A guidance document for developers was produced in conjunction with Carmarthenshire, Ceredigion and Powys County Council's. Planning conditions, section 106 agreements or unilateral undertakings can also be used to secure monitoring and also mitigation for local pollutant emissions.</p> <p>Action: continue to monitor SA Objective and refer to Air Quality Action Plans in subsequent AMRs.</p> |
| <p>12. Minimise the generation of waste and pollution</p> <p>13. Encourage the efficient production, use, re-use and recycling of resources</p> | <ul style="list-style-type: none"> Total and percentage of municipal waste and municipal waste recycled, composted, used to recover heat, power and other energy sources, and land filled Electricity produced | <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 2015/2016 = 6,523 tonnes 2016/2017 = 5,046 tonnes</p> <p>Waste reuse/recycling/composting rates</p> <p>50% in 2011/2012 53.1% in 2012/2013 60.3% in 2013/2014</p> | <p>The waste reuse/recycling/composting rates in Pembrokeshire for a rolling 12 months to end of March 2017 were 65.3% (StatsWales, 2018). 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.</p> <p>The capacity of renewable energy developments permitted was 11.00 MW compared to 6.11 MW in 2017 and 34.77MW in 2016. This is compared with 68.60 MW in 2015, 108.427 MW in 2014 (2014 capacity permitted 28 February 2013 to 31 March 2014 (including allowed appeals on applications initially determined in the period to 31 03 14)).</p> <p>Action: continue to monitor SA Objectives.</p> |

| SA Objectives | Potential SA indicators | Data | Commentary |
|---|--|--|--|
| | <ul style="list-style-type: none"> from renewable sources • Access to recycling facilities | <p>65.4% in 2014/2015 64.9% in 2015/16 65.3% in 2016/17 (StatsWales, 2018) Renewable energy: 11.00 MW to March 2018 6.11 MW to March 2017 34.77 MW to March 2016 68.60 MW to March 2015 108.427 MW capacity permitted 28 02 13 to 31 03 14 (including allowed appeals on applications initially determined in the period to 31 03 14).</p> | |
| <p>14. Maintain and protect the quality of inland and coastal water</p> <p>15. Reduce the impacts of flooding and sea level rises</p> | <ul style="list-style-type: none"> • % of total classified rivers complying with water quality objective • % new developments with SUDS • Per capita consumption of water | <p>Status of water bodies in Pembrokeshire (Cleddau and Pembrokeshire Coastal Rivers Management Catchment Summary) in 2015: 42% good 51% moderate 5% poor 2% bad (Natural Resources Wales, 2015)</p> | <p>The General Quality Assessment of surface and groundwater quality has been superseded by Water Framework Directive objectives. All water bodies must achieve good status by 2027. NRW have a report on the Cleddau and Pembrokeshire Rivers Management Catchment Summary. Welsh Government is committed to reducing water pollution caused or induced by nitrates from agricultural sources. An important element of this has been a review of Nitrate Vulnerable Zones. Various options were put forward in the consultation document, including an all-Wales NVZ designation or bespoke designations relating to specific parts of Wales, including the Cleddau catchment area. This could have had significant impacts on the area in terms of water quality and planning applications for slurry lagoons. The Minister is minded to introduce a while Wales</p> |

| SA Objectives | Potential SA indicators | Data | Commentary |
|---|---|--|--|
| | <ul style="list-style-type: none"> Amount of development permitted in C1 and C2 floodplain. | <p>No applications permitted in floodplain areas (1 in C1 and 4 in C2) to March 2018</p> | <p>approach to tackling nitrate pollution. 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 2016/17, 2015/16, 2014/15 and 5 in 2013/14. This does not reach the trigger for further action. The LDP ensures no development is permitted in flood zone and SUDS are incorporated into development schemes.</p> <p>Action: continue to monitor SA Objectives, particularly development in C1/C2 floodplain areas.</p> |
| <p>16. Use land efficiently and minimise contamination</p> <p>17. Safeguard soil quality and quantity</p> | <ul style="list-style-type: none"> Area of contaminated land and contaminated land remediated Area of development of brownfield/contaminated land/previously developed land | <p>50.6% of new development on previously developed land = 57.51 ha to March 2018 (115.50 ha to Mar 17 (63%); 291.05 ha (85%) Apr 15-Mar 16; 46.87 ha (11.3%) Apr 14-Mar 15; 80.75 ha (18%) Apr 13-Mar 14.</p> | <p>36 permissions granted have specific conditions relating to contaminated land where a range of actions are required by the applicant/developer via planning conditions, for example investigation and risk assessment of contamination on the site, detailed remediation schemes.</p> <p>Development sites SPG identified where land contamination was present and when they come forward these schemes will require any contamination to be remediated.</p> <p>Action: continue to monitor SA Objectives.</p> |

| SA Objectives | Potential SA indicators | Data | Commentary |
|---|---|---|--|
| 18. Protect and enhance biodiversity | <ul style="list-style-type: none"> • % of designated sites in unfavourable condition • Number of biodiversity sites affected by development | <p>Up to date assessment of all European sites awaited from NRW. Marine sites now have indicative site condition assessments, with the majority of features in an unfavourable condition.</p> <p>0 planning permissions granted contrary to the aim of Policy GN.37.</p> <p>103 permissions incorporated ecological mitigation.</p> | <p>No nationally and locally important sites have been affected negatively. 5 applications were assessed for Likely Significant Effect (LSE) on European site(s). None of these required an Appropriate Assessment. A recent Court of Justice of the European Union ruling means that this number is likely to increase.</p> <p>The % of European sites (SACs and SPAs) in unfavourable condition in Pembrokeshire is not known – data are awaited from NRW. Three of the marine protected sites are generally in unfavourable condition.</p> <p>103 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> <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</p> | <ul style="list-style-type: none"> • Number of permissions granted contrary to GN.38. • Number of permission granted | <p>1 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>One planning permissions, listed building consents and SAM consents granted contrary to Policy 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>0 permissions have been granted as contrary to GN.2.</p> |

| SA Objectives | Potential SA indicators | Data | Commentary |
|---|--|--|---|
| <p>distinct design that complements the built heritage</p> <p>21. Protect and enhance the built heritage and historic environment</p> | <p>contrary to GN.2.</p> <ul style="list-style-type: none"> Number / % of buildings on buildings at risk register | <p>0 permissions granted 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, and Pembroke and Pembroke Dock appraisals have also been adopted (January 2018 and September 2017 respectively).</p> <p>Action: continue to monitor the SA Objectives.</p> |

Appendix 4 – Allocations requiring project level Habitats Regulations Appraisal

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

TLSE Test for likely significant effects

HRA Habitats Regulations Appraisal

AA Appropriate Assessment

| Site name | LDP Site reference | Application details | TLSE/ screening for HRA | Outcome |
|--|--------------------|---|-------------------------------|---|
| AMR 5 | | | | |
| Water Pumping Station, Haverfordwest | Not allocated | 17/0157/PA Mechanical fish screen and supporting infrastructure | Yes | AA not required – project can proceed subject to additional conditions/restrictions |
| River View, St. Dogmaels | Not allocated | 17/0243/PA Erection of pontoon, access walkway and river wall base for access walkway | Yes | AA not required – project can proceed subject to additional conditions/restrictions |
| Bluestone Park Resort, Canaston Wood, Narberth | Not allocated | 17/0844/PA Construction of covered leisure facility with associated landscaping and infrastructure | Yes | AA not required – project can proceed subject to additional conditions/restrictions |
| Glanteifi, St. Dogmaels | Not allocated | 17/0947/PA Replacement Waste Treatment Plant, Garden Steps and Porches | Yes | AA not required - project can proceed subject to additional conditions/restrictions |
| Land adjacent to Eagles Lodge, Canaston Bridge | Not allocated | 17/1015/PA Construction of a car park | Yes | AA not required - project can proceed subject to additional conditions/restrictions |
| | | | | |
| | | | | |

Appendix 5 – Breakdown of Housing Completions 2013-2018 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 | Number of Units Complete 2017-2018 |
|--------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| Hub Towns | | | | | |
| Haverfordwest / Merlins Bridge | 25 | 67 | 44 | 9 | 11 |
| Fishguard / Goodwick | 8 | 6 | 4 | 9 | 21 |
| Milford Haven | 184 | 100 | 48 | 71 | 28 |
| Neyland | 1 | 11 | 0 | 0 | 0 |
| Pembroke | 10 | 37 | 88 | 78 | 39 |
| Pembroke Dock | 44 | 73 | 39 | 30 | 20 |
| Sub totals | 272 | 294 | 223 | 197 | 119 |
| Rural Town | | | | | |
| Narberth | 14 | 7 | 4 | 7 | 21 |
| Sub totals | 14 | 7 | 4 | 7 | 21 |
| Service Centres | | | | | |
| Crymych | 2 | 6 | 6 | 5 | 3 |
| Johnston | 37 | 1 | 0 | 7 | 13 |
| Kilgetty | 1 | 2 | 2 | 43 | 15 |
| Letterston | 10 | 3 | 2 | 1 | 2 |
| Sub totals | 50 | 12 | 10 | 56 | 33 |
| Service Villages | | | | | |
| Abercych | 1 | 0 | 0 | 0 | 2 |
| Begelly | 0 | 0 | 0 | 2 | 8 |
| Boncath | 0 | 0 | 2 | 2 | 0 |
| Blaenffos | 0 | 0 | 0 | 2 | 2 |
| Bwlchygroes | 0 | 1 | 0 | 0 | 0 |
| Carew / Sageston | 2 | 2 | 18 | 3 | 1 |
| Cilgerran | 1 | 0 | 1 | 0 | 1 |
| Clarbeston Road | 1 | 2 | 3 | 7 | 4 |
| Clunderwen | 0 | 1 | 0 | 0 | 0 |
| Cosheston | 1 | 3 | 0 | 1 | 1 |

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| | | | | | |
|-----------------------------|-----------|------------|------------|-----------|-----------|
| Crundale | 7 | 3 | 37 | 3 | 26 |
| Hayscastle Cross | 0 | 0 | 1 | 0 | 0 |
| Hermon | 1 | 1 | 0 | 0 | 0 |
| Hook | 1 | 3 | 6 | 2 | 9 |
| Houghton | 0 | 0 | 2 | 0 | 0 |
| Hundleton | 0 | 1 | 0 | 4 | 5 |
| Jeffreyston | 1 | 0 | 0 | 2 | 0 |
| Lamphey | 0 | 40 | 0 | 1 | 0 |
| Llangwm | 1 | 0 | 0 | 0 | 0 |
| Maenclochog | 1 | 1 | 0 | 0 | 0 |
| Mathry | 2 | 0 | 0 | 1 | 0 |
| Milton | 0 | 2 | 0 | 0 | 0 |
| New Hedges | 0 | 3 | 1 | 0 | 0 |
| Penally | 3 | 2 | 3 | 3 | 0 |
| Pentlepoir | 2 | 41 | 9 | 5 | 0 |
| Roch | 4 | 19 | 1 | 1 | 2 |
| Rosemarket | 1 | 0 | 1 | 1 | 0 |
| Spittal | 5 | 1 | 0 | 0 | 1 |
| St Dogmaels | 2 | 4 | 3 | 0 | 1 |
| St Florence | 0 | 18 | 16 | 10 | 0 |
| Tavernspite | 2 | 1 | 0 | 0 | |
| Tegryn | 0 | 2 | 1 | 0 | 0 |
| Templeton | 0 | 22 | 12 | 1 | 5 |
| Sub totals | 39 | 173 | 117 | 51 | 68 |
| | | | | | |
| Large Local Villages | | | | | |
| Burton | 1 | 2 | 1 | 1 | 0 |
| Burton Ferry | 0 | 0 | 1 | 1 | 0 |
| Camrose | 5 | 4 | 3 | 5 | 3 |
| East Williamston | 0 | 1 | 1 | 0 | 0 |
| Freystrop | 2 | 1 | 1 | 0 | 1 |
| Hill Mountain | 0 | 2 | 1 | 1 | 0 |
| Keeston | 4 | 1 | 1 | 1 | 5 |
| Llanstadwell | 1 | 1 | 0 | 0 | 0 |
| Pen-y-bryn | 1 | 0 | 0 | 0 | 0 |
| Scleddau | 1 | 27 | 0 | 0 | 0 |
| Stepaside | 0 | 0 | 2 | 0 | 1 |
| Sub totals | 15 | 39 | 11 | 9 | 10 |
| | | | | | |
| | | | | | |

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