



Pembrokeshire County Council

Local Development Plan

Annual Monitoring Report

Adoption – 31st March 2014

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Executive Summary

- i. Pembrokeshire County Council adopted the Local Development Plan in February 2013. The Authority is required to produce an Annual Monitoring Report (AMR), each year, with Stakeholder input, and to submit this to the Welsh Government by 31st October. The AMR is based on the targets and triggers set out in Appendix 5 of the LDP - these assess how the Plan is working and whether there are any areas of concern which require further investigation. After four years the Authority must review the Plan as a whole, but there are provisions for interim partial review of the Plan should specific policy areas require this.
- ii. This is the first AMR to be prepared since the adoption of the Pembrokeshire County Council LDP and therefore provides an important opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well being of the area. The document provides detailed analysis of the way in which the Plan is working, from the strategic context within which the Plan is delivering, its performance against strategic objectives to whether individual policies, with an identified monitoring requirement, are achieving their expectations.

Key Findings

- iii. Good progress has been made in 2013-14 with embedding the Plan, through thorough training to all involved in using the Plan and preparation and adoption of Supplementary Planning Guidance and 'Practice Advice Notes'.
- iv. Overall the monitoring framework indicates that the Plan is delivering well.
 - The permissions for Housing reflect the strategy of the LDP;
 - The number of Affordable Homes built and permitted are exceeding targets set and house price monitoring indicates that there is no need to adjust Affordable Housing contribution targets;
 - A strategic housing site has gained planning permission for 729 dwellings in Haverfordwest, supported by a supermarket scheme;
 - 5 Gypsy Traveller pitches have gained planning permission since Plan adoption;
 - A good range of employment sites and land has gained planning permission;

- A significant number of renewable energy schemes have gained planning permission, resulting in over 100 MW of additional capacity;
 - The capacity for waste facilities has been expanded by 2.65ha.
- v. Discrete monitoring of Sustainability Appraisal and Habitats Regulations Appraisal¹ objectives indicates no significant issues which require further action.

Contextual Change

- vi. A number of potentially significant Draft Bills and White Papers have been published by the Welsh Government since the LDP was adopted, including the Draft Planning Bill for Wales. In some cases it is too early to be certain what the implications will be for the LDP. The Council will give further consideration to the contents of these documents in the next AMR.
- vii. In conjunction with the introduction of the new Part L of the Building Regulations, TAN 22 (Sustainable Buildings) has been cancelled, PPW has been modified and TAN 12 (Design) has been amended. Although these changes do not require the immediate review of the Council's LDP, they will need to be reflected in development management practice. A minor change to the reasoned justification of the LDP design policy will be required at Plan review to reflect the new way in which sustainable building standards are dealt with in Wales. With regard to LDP strategic sites, the changes do necessitate assessment, to identify opportunities to require higher sustainable building standards in accordance with PPW and TAN 12 (Design) and detailed guidance in Planning for Sustainable Buildings July 2014 (Practice Guidance). It is likely that this will be addressed through the publication of Supplementary Planning Guidance.
- viii. The publication of other updated Technical Advice Notes including those on the Welsh Language will require consideration at Plan Review stage but again do not require immediate Review of the Plan.
- ix. Dŵr Cymru are awaiting the finalisation of their next Asset Management Plan (AMP) 6 programme, future AMRs will need to examine the impact of this on Plan delivery. A number of upgrades have taken place as part of the AMP 5 programme – these will assist in bringing more land into the 5 year land supply.

¹ Through screening of individual applications for potential impact on Natura 2000 Special Areas of Conservation and Special Protection Areas

Monitoring Targets – Trigger Points

- x. Eight indicators within the monitoring framework have met their trigger points; however analysis demonstrates that none of these are representative of fundamental issues with the Plan or its Strategy. These indicators are:
- (Core) More than 1 approval within 1 year of development in zones C1 and C2 contrary to the provisions of TAN 15.
 - (Core) Amount of major retail, office and leisure development (sq m) permitted in town centres expressed as a percentage of all major development permitted. (TAN 4).
 - Level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or GN.10 (farm shop).
 - Change of presence of A1 uses (unit numbers and floorspace) in primary retail frontages.
 - Number of applications that would reduce the mineral resource safeguarded by the Plan.
 - (Core) Housing land supply (TAN 1) - Minimum 5 years housing land supply.
 - Number of planning permissions granted contrary to Policy GN.1, the protective aim of criterion 3.
 - Progress towards finding a new Civic Amenity Site to serve SE Pembrokeshire.
- xi. In none of these instances do the triggers indicate a fundamental flaw with the LDPs strategy or policies. Further investigation has demonstrated that there were appropriate reasons for these permissions or alternatively that clarifying working practices is sufficient to address any issues. In the case of the mineral safeguarded resource, a change is proposed to amend the indicator for future AMRs.

Conclusions and Recommendations

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

1. Introduction

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

The requirement for LDP monitoring

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

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

Format and content of the Annual Monitoring Report

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

1.8 The structure of the AMR is as follows:

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

What should be monitored?

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

How is the Plan Monitored?

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

1.11 The indicators set out in Appendix 1 and 2 identify what is being measured and the targets identify what would be being delivered by policies, in ideal and uniform circumstances. Triggers for further investigation highlight set points or levels relevant to a target. If an indicator reaches or goes beyond a trigger point, the relevant policy for that target will be identified and considered in the AMR as a potentially failing policy. It should be stressed that not all policies

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

Assessment and conclusions

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

2. Contextual Information

- 2.0 This section is in two parts, the first of which summarises those Plans, Policies or Strategies which have been newly published, or significantly amended since the LDP was adopted. Where no significant change has taken place in documents already published at the time of LDP adoption, no reference is made. Any potential implications for the LDP and the way in which it operates are identified. The second part looks at broader social and economic data and trends which have been identified since LDP adoption and examines whether such trends are likely to affect the delivery of the LDP.

Legislative Changes

The Welfare Reform Act 2012

- 2.1 Under the provisions of the Act are changes to housing benefit which came into force on 1 April 2013. These changes restrict the amount of housing benefit that council and housing association tenants can claim. For working-age council or housing association tenants, housing benefit is limited where tenants are considered to have 'spare' bedrooms. The housing benefit reduction is called the under-occupancy charge, but is more commonly known as the bedroom tax. These changes do not require a revision of the Plan, but do have implications for the types of Affordable Housing units required through planning obligations at a planning application stage, as these changes mean that there is a greater need for one and two bedroom properties. The Plan's policies and Affordable Housing Supplementary Planning Guidance already require that the provision of Affordable Housing should reflect the need within an area.
- 2.2 A number of potentially significant Draft Bills and White Papers have been published by the Welsh Government since the LDP was adopted. In some cases it is too early to be certain what the implications will be for the LDP. The Council will give further consideration to the contents of these documents in the next AMR.
- 2.3 Those Bills and White Papers which will need to be carefully monitored include:
- Draft Planning (Wales) Bill and Positive Planning: Proposals to reform the Planning System in Wales – consultation closed 26 02 14**
- 2.4 Implications for the LDP – current indications are that the system of preparing LDPs will continue to be a cornerstone of the Welsh planning system, although

it is likely that the way in which such plans are prepared will evolve, taking into consideration experience gained from preparing the first iteration of such plans.

The Environment (Wales) Bill – White Paper

- 2.5 Implications for the LDP – it is too early to be certain what the implications of the emerging proposals might be for the LDP.

The Housing (Wales) Bill

- 2.6 Implications for the LDP – from an LDP perspective, the emergence of the duty for local authorities to provide sites for Gypsies and Travellers, where a need has been identified, is a key provision of this Bill. The LDP allocates land for two extended gypsy and traveller sites and also has a criteria-based policy to facilitate evaluation of proposals for such sites on unallocated land. The Council has and will continue to monitor this area of policy closely and will take into consideration the outcome in AMRs and at plan review.

The Future Generations Bill

- 2.7 Implications for the LDP – the implications of this Bill for the LDP are not clear at the moment and will be given further consideration in the next AMR. A guiding principle of the LDP is to seek sustainable development, so there are close synergies between the Plan and the aspirations of the Future Generations Bill.

The Heritage Bill

- 2.8 Implications for the LDP – it is too early to be certain what the implications of the emerging proposals might be for the LDP.

Holiday Caravan Sites (Wales) Bill – consultation by the Communities, Equality and Local Government Committee of the National Assembly for Wales – December 2013

- 2.9 Implications for the LDP – it is unlikely that this Bill will have implications for the LDP, but this will need to be assessed once the Bill has progressed further.

Building Regulations – devolved to Welsh Government, with Part L revisions in force from 31st July 2014

- 2.10 Implications for the LDP – LDPs are no longer required to develop policies for the use of local sustainable building standards. Matters relating to the Code for Sustainable Homes and BREEAM will, in future, be dealt with through Building

Regulations rather than through planning policy and development management.

- 2.11 In conjunction with the introduction of the new Part L of the Building Regulations, TAN 22 (Sustainable Buildings) has been cancelled, PPW has been modified and TAN 12 (Design) has been amended. Although these changes do not require the immediate review of the Council's LDP, they will need to be reflected in development management practice. A minor change to the reasoned justification of the LDP design policy will be required at Plan review to reflect the new way in which sustainable building standards are dealt with in Wales. With regard to LDP strategic sites, the changes do necessitate assessment, to identify opportunities to require higher sustainable building standards in accordance with PPW and TAN 12 (Design) and detailed guidance in Planning for Sustainable Buildings July 2014 (Practice Guidance). It is likely that this will be addressed through the publication of Supplementary Planning Guidance.

Nitrate Vulnerable Zones

- 2.12 Implications for the LDP – NVZ designation does not require amendment of the Council's LDP. However, good practice guidance on slurry lagoons has been prepared by the Environment Agency Wales (now Natural Resources Wales) with support from ADAS, CCW (also now Natural Resources Wales), FUW, NFU Cymru, Pembrokeshire Coast National Park Authority and Pembrokeshire County Council. This is published on the PCC web-site.
- 2.13 In future AMRs the Council will need to monitor the implications of consideration currently being given to the potential extension of NVZ designation.

Air Quality Management Areas

- 2.14 Implications for the LDP – two areas have been designated as Air Quality Management Areas since Plan adoption, one in Haverfordwest and the other in Pembroke. Air quality is identified as a planning consideration under LDP Policy GN.1 and hence no revision to LDP policy is required.
- 2.15 Additionally, the following three documents have been assessed as requiring no changes to the LDP:

Mobile Homes (Wales) Act 2013

Amended householder permitted development rights, under Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013

The Planning (Hazardous Substances) (Amendment) (Wales) Regulations 2014

National Strategies

Beyond 2011 – The Census and future provision of population statistics in England and Wales – consultation document

- 2.16 Implications for the LDP – none at present, but the outcome of consultation might affect the form and availability of information for the LDP evidence base at and following Plan review.

Assisted Area Map for the UK

- 2.17 Implications for the LDP – Assisted Areas are those areas where regional aid can be offered to undertakings, typically businesses, under state aid rules. On 31 July 2013, the government launched a first stage consultation on updating the Assisted Areas Map for 2014 to 2020, in response to new European Commission guidelines on regional aid. No implications at present, but this may be a consideration later in the LDP's life and at Plan review.

European Structural and Investment Funds 2014-2020

- 2.18 Implications for the LDP – There are four funds available, these are the European Regional Development Fund, European Social Fund, European Agricultural Fund for Rural Development (which includes the Wales Rural Development Programme) and the European Maritime and Fisheries Fund. The current European programmes are ending and the new programmes are being launched in 2014-2015. Future AMRs will need to consider whether there are any likely implications for the Plan arising from these Funds.

Planning Policy Wales and Technical Advice Notes Updates

Planning Policy Wales edition 6 – February 2014

- 2.19 Implications for the LDP – the new waste policy context was anticipated by the LDP and therefore there is no immediate need to review the policies or proposals of the Plan for this topic area. The changes relating to sustainable buildings will have the effect of moving consideration of matters such as Code for Sustainable Homes and BREEAM requirements from planning to Building Regulations. The changes relating to economic development will require arrangements to be put in place for regional collaborative working. No

immediate changes to renewable and low carbon energy policies are required (those in the Council's LDP are of a general nature), but the development of SPG on renewable energy (including topic papers on individual technologies) will help to clarify the Council's position on this topic. Further amendments were made to PPW in July 2014, in conjunction with the introduction of the new Part L to the Building Regulations (see above).

TAN 21 – Waste – February 2014

- 2.20 Implications for the LDP – the adopted LDP takes account of the provisions of documents such as 'Towards Zero Waste – One Wales: One Planet', the various England and Wales Waste Regulations and the relevant Sector Plans, in particular the 'Collections, Infrastructure and Markets Sector Plan' of July 2012. The revisions to TAN 21 are largely a response to the same suite of documents and therefore the effect has been to bring the Council's LDP and the provisions of TAN 21 into closer alignment.
- 2.21 In cases where an LDP is already in place, TAN 21 expects AMRs to consider the issues raised by the new policy context, but in the case of the PCC LDP, this has largely already been done. It is therefore concluded that there is no requirement to revise the LDP policies and proposals in relation to waste at the moment. Notwithstanding this comment, it will be important to continue to monitor progress towards the achievement of the LDP's aspirations in relation to waste management. Monitoring of landfill void capacity will also be a consideration when preparing subsequent AMRs and at Plan review.

TAN 23 – Economic Development – February 2014

- 2.22 Implications for the LDP – the policies and proposals of the LDP in relation to economic development, both in a traditional sense (focusing on B-class uses) and the wider sense, are considered to be in broad conformity with the requirements of the new TAN 23.
- 2.23 However, TAN 23 places a stronger emphasis on collaborative working with neighbour authorities, for instance to prepare regional evidence bases for LDPs and other purposes, to inform regional economic visions, scenarios and strategies and to identify strategic employment sites. This will require increased inter-authority co-operation in preparing planning policy for economic development than has previously been the case and consequently an action for the coming year will be to work with neighbour Local Planning Authorities and economic / regeneration services, and possibly with larger regional groupings of authorities, to put in place arrangements to achieve the aspirations of TAN 23.

2.24 Changes to the way in which employment survey work is carried out may also be needed to fully respond to the requirements of TAN 23 and it is therefore also intended that work should commence on a new survey methodology following publication of WG detailed guidance on Employment Land Review.

TAN 20 – Planning and the Welsh Language – October 2013

2.25 Implications for the LDP – the Welsh language is a significant part of the social fabric in many parts of Pembrokeshire and therefore the provisions of the revised TAN 20 will need to be considered when the LDP is reviewed.

2.26 Evidence relating to use of the Welsh language should continue to be collected, as this will inform the approach taken by the Council at Plan review.

Letters from Welsh Government Chief Planner to Chief Planning Officers (and others):

i) Joint Housing Land Availability Studies, November 2013

2.27 Implications for the LDP – this letter does not require any immediate revision to LDP policies, but the comments regarding the 5 year land supply and which sites should be included in category 3(i) will be given careful consideration.

ii) Planning Policy on Flood Risk and Insurance Industry Changes – January 2014

2.28 Implications for the LDP – the Council's LDP has not made allocations for highly vulnerable development in Zone C2 locations. There are a few allocations for less vulnerable developments in such locations and in these cases requirements for mitigation of the flood risk are set out in the SPG on Development Sites.

iii) Strategic Monitoring Framework - March 2013 and November 2013

2.29 Implications for the LDP – sets out 7 key indicators to measure the sustainable development outcomes of significant planning applications. Those indicators not factored in to the current report will be included for the 2014-2015 AMR.

Letter from the Minister for Housing and Regeneration, Welsh Government, on Community Renewable Energy Projects, December 2013

2.30 Implications for the LDP – this letter does not require any change to be made to LDP policies on renewable energy, but places an expectation on the Council to provide advice to prospective developers of community renewable energy

projects from early in the development process and subsequently throughout that process.

Statutory Guidance for the Delivery of the Active Travel (Wales) Act, 2013 – May 2014

- 2.31 Implications for the LDP – the emerging proposals do not require any immediate revisions to be made to the LDP, but any new or amended proposals for active travel routes and facilities (particularly those involving routes for walking and cycling) should be considered for safeguarding at LDP review, where they are within a programme, supported by funding and likely to be delivered within the Plan period.

Welsh Government consultation on draft Statutory Guidance on Separate Collection of Waste Paper, Metal, Plastic and Glass – April 2014 (consultation closes on 21st July 2014)

- 2.32 Implications for the LDP – there is no requirement to modify the LDP in response to these emerging proposals. The effect of the proposals will be to facilitate higher levels of recycling, driving waste further up the waste hierarchy. In the medium to long term this may reduce the need for landfill sites as residual waste going to landfill is likely to reduce.

Written statement by the Welsh Government on Marine Conservation Zones and Marine Protected Areas in Wales – July 2013

- 2.33 Implications for the LDP – the proposals that Welsh Government previously consulted on have now been withdrawn, with further research to be undertaken on marine protected areas. However, some changes to Special Protection Areas (SPAs) are likely to be introduced, with potential implications for proposed development which might impact on the SPAs directly, or, indirectly impact on river catchments feeding in to the SPAs. It includes those outside PCC's Planning area, such as those predominantly within the National Park and the marine areas off the coast of Pembrokeshire, where PCC does not have planning jurisdiction.

Water Strategy for Wales – consultation document – April 2014

- 2.34 Implications for the LDP – consultation on the draft strategy closed on 4th July 2014. Once finalised, its provisions will need to be assessed to determine whether any changes are needed to the LDP, either at Plan review or in advance of it.

Commission on Public Service, Governance and Delivery – report by Sir Paul Williams, Chair, Commission on Public Service, Governance and Delivery – January 2014

- 2.35 Implications for the LDP – it is clear that there is an aspiration to significantly reduce the number of planning authorities in Wales². As of March 2014 the implications for Pembrokeshire were unclear and this will be an issue for subsequent AMRs and for LDP review to respond to.

Regional Planning

Swansea Bay City Region – Economic Regeneration Strategy, 2013 to 2030

- 2.36 Implications for the LDP – a framework is presented to support south-west Wales and its future economic development in the period to 2030. The area covered is Neath Port Talbot, Swansea, Carmarthenshire and Pembrokeshire. This looks some way beyond the 2021 end date of the Council's LDP.
- 2.37 The report concludes that all four Unitary Authority areas matter economically in a City Region context, with each performing a slightly different role. A productivity gap is identified between the City Region and the rest of the UK. The document identifies a number of key problems to be addressed and potential economic opportunities.
- 2.38 Significant changes to the economy of the City Region are expected between now and 2030. The Council's LDP will help facilitate the early stages of these changes, with subsequent plans needing to respond to the emerging challenges. Growth is expected in some parts of the service sector, financial and business services, ICT and construction, with other sectors likely to see decline, including manufacturing, mining and agriculture. Health, public administration and education may see long-term growth, but initially significant employment losses are forecast, which presents a risk to the City Region economy.
- 2.39 The report presents a Framework for Action, comprising five Strategic Aims and four Cross-Cutting Themes that will need to be taken into consideration when the LDP is reviewed.

² Position as at March 2014

Regional Technical Statement for Aggregates for North and South Wales – 1st Review – completed April 2014, signed off by the Minister for Housing and Regeneration in July 2014 and published 1st August 2014.

- 2.40 Implications for the LDP – the Council’s LDP concludes that existing provision for crushed rock (hard rock) and sand and gravel is sufficient in the Plan period, based on the Pembrokeshire reserve figures.
- 2.41 Beyond the LDP’s 2021 end date, provision for crushed rock is comfortably adequate. However, there is likely to be a shortfall of sand and gravel from terrestrial sources in the period beyond 2021, which the LDP acknowledges and responds to by indicating an Area of Search for future production sites, based on the BGS mineral resource map.
- 2.42 The first review of the Regional Technical Statement also picks up on the medium to long term terrestrial sand and gravel production issue in SW Wales and indicates a preference for new production sites, rather than an indefinite reliance on an Area of Search approach. It asks the SW Wales Mineral Planning Authorities to collaborate, and to work with the industry, to find a solution to this issue.
- 2.43 Responding to the first review of the RTS, a SW Wales regional officer working group on minerals planning has been set up to address this matter (and others relating to minerals production in SW Wales). It is intended that contact will be made with the industry at the time of the next annual survey to seek its help and co-operation in resolving the sand and gravel production issue, with the intention of identifying terrestrial sites, or failing that to identify an alternative approach to meet identified need. New sand and gravel production sites are unlikely to be found in the Pembrokeshire Coast National Park or in areas protected for environmental reasons (or within 30 miles of the two sand and gravel wharves).
- 2.44 The first review of the Regional Technical Statement for Aggregates also proposes that dormant sites should be treated in a different way to that used previously. This will be a matter for re-consideration when the LDP is reviewed.

Amendment to the Regional Transport Planning (Wales) Order 2006 and Guidance to Local Transport Authorities – Local Transport Plan 2015

- 2.45 Implications for the LDP – the LDP reflects the provisions of the Regional Transport Plan for SW Wales and this document remains in force for the time being. A new, jointly prepared, LTP for SW Wales will emerge over the coming

year and its provisions will need to be considered when the next LDP AMR is published.

Haven Waterway Enterprise Zone

- 2.46 Implications for the LDP – the LDP allocates a number of sites for employment-related development along the Haven Waterway and at Withybush, Haverfordwest. However, the Enterprise Zone business site suggestions include some land that is not currently allocated for employment development. If development proposals come forward on this land, the criteria-based policies of the LDP, such as GN.6, will provide a basis for their evaluation (nationally significant schemes would be determined by the Planning Inspectorate). The availability of GN.6 means that LDP review is not required in consequence of Enterprise Zone designation, but allocations will need to be re-evaluated at Plan review in an Enterprise Zone context. Consideration was given to the establishment of Local Development Orders (LDOs) in this area however the proximity of the SAC (River Cleddau) prevents this option being pursued.

Pembrokeshire Single Integrated Plan

Pembrokeshire Single Integrated Plan 2013 to 2018

- 2.47 Implications for the LDP – the Pembrokeshire Single Integrated Plan (SIP) has replaced four earlier plans – these being the Community Plan, the Children and Young People’s Plan, the Health, Social Care and Well-Being Strategy and the Community Safety Strategy. The SIP has been prepared by the Pembrokeshire Local Service Board, which comprises representatives from Pembrokeshire County Council, Dyfed Powys Police Force, Hywel Dda Health Board, Pembrokeshire Association of Voluntary Services and the Welsh Government. It takes forward the Community Planning initiative started in 2000, explaining how public, private and voluntary sectors can work together to improve the quality of life for everyone in the County.
- 2.48 Data analysis has led to the identification of six outcomes that partners have agreed to work towards, over a five-year period, relating to:
- Children and families;
 - The economy;
 - The environment;
 - Health, care and well-being;
 - Safeguarding children, young people and vulnerable adults; and

- Safety.

2.49 It is intended that the content of the SIP will be reviewed regularly, to respond to emerging local needs and to changes made to national guidance and legislation. The LDP is broadly consistent with the current iteration of the SIP, although the scope of the latter is of course much broader. Subsequent LDP AMRs will consider the evolution of the SIP document, to ensure that the general alignment of the two plans is maintained in the future.

Infrastructure Providers' Plans

Water Resources Management Plan 2015 to 2040, Dŵr Cymru Welsh Water, April 2014

- 2.50 The Water Resources Plan sets out how Dŵr Cymru Welsh Water (DCWW) intends to maintain water supplies to its domestic and business customers. It balances likely future demands for water against the water available for supply, taking into consideration the effects of climate change.
- 2.51 The Plan has been subject to consultation and outlines a 25-year strategy for managing water resources across its supply area, with a view to maintaining an acceptable balance between supply and demand. Amongst other things, it identifies deficit zones where demand is exceeding (or is forecast to exceed) supply, along with measures to either increase supply or to manage demand in each Water Resources Zone. Where a deficit occurs, new water resources may be developed, and / or water efficiency measures used.
- 2.52 The report is very detailed and contains, amongst other things, a consideration of the five Water Resource Zones that fall into deficit between 2015 and 2040. One of these is Pembrokeshire, where the water resource deficit has been driven by the significant impact of Natural Resources Wales' (NRW's) 'Review of Consents'³ (for water abstraction) and the potential impacts of climate change.
- 2.53 DCWW is carrying out environmental study work to inform NRW's decisions on abstraction licence reductions, required on the Eastern Cleddau River. These licence reductions will take effect in 2018 and will limit DCWW's ability to refill reservoirs in the County, this in turn potentially restricting water supply from the Preseli Water Treatment Works.

³ Under the Habitats Regulations

2.54 Various potential solutions have been put forward to resolve this problem, including:

- Transfer of raw water from Llys-y-Fran reservoir to Preseli Water Treatment Works;
- Importing of water from the adjacent Tywi Conjunctive Use System Water Resource Zone;
- Further reduction in leakage across the zone; and
- Reinstatement of the Milton boreholes through to 2040.

2.55 A combination of schemes might not produce a 'least-cost' solution, but DCWW advises it would provide significant benefit in terms of zonal resilience.

2.56 Welsh Government has accepted the proposals in this Water Resources Management Plan and authorisation is being sought from the financial regulator, Ofwat.

2.57 Subsequent LDP AMRs will report on progress towards addressing these issues.

Dŵr Cymru Welsh Water AMP 6 – for 2015 to 2021

2.58 Dŵr Cymru Welsh Water (DCWW) presents its future investment proposals in Asset Management Plans (AMPs). AMP4 ran from 2005 to 2010 and AMP5 (the current programme, coming towards the end of its life) from 2010 to 2015.

2.59 DCWW has provided the following information on delivery of their AMP 5 programme:

Waste Water Treatment Works (WwTW)	Status of upgrade
Croesgoch	Completion due by end of AMP 5 (31 st March 2015)
Clunderwen	Completion due by end of AMP 5 (31 st March 2015)
Lamphey	Completion due by end of AMP 5 (31 st March 2015)
Letterston	Scheme complete
Mathry	Completion due by end of AMP 5 (31 st March 2015)
Narberth	Scheme complete
Newgale	Scheme complete

- 2.60 DCWW has confirmed that it anticipates that improvements to Hook and Johnston WWTW, programmed in AMP5, will take place early in the AMP 6 programme (2017/2018). The next plan, AMP6, will run for 6 years, from 2015 to 2021. DCWW has consulted on the broad principles that this will be based on.
- 2.61 The emphasis of this latest plan will be on outcomes, but the proposals are not yet finalised, with both DCWW Board approval and Ofwat approval being needed.
- 2.62 Allocations in the Council's LDP are one of the factors taken into consideration in DCWW's investment strategy, which forms a part of the submission to Ofwat.
- 2.63 The Council's LDP was prepared in the context provided by AMP5, as the AMP6 proposals were not sufficiently advanced to be taken into consideration.
- 2.64 Once AMP6 is approved and published in its final form, it will be possible to evaluate its likely impact on delivery of the LDP. This will be a matter for consideration in the next AMR.

Synergies with neighbouring authorities' LDPs

- 2.65 The LDP's Consultation Report sets out details of the extensive collaboration and liaison with neighbouring Local Planning Authorities which took place during preparation of the PCC LDP. The Council has also made inputs to the LDPs of each of its neighbour authorities. The aim of the collaboration was to ensure that, as far as possible, the Plans of the Council and those of its neighbours, while reflective of the particular circumstances of each plan area, are compatible in terms of their broad approach, aspirations and consistency with one another and with Welsh planning policy and guidance.
- 2.66 The relationship with the Pembrokeshire Coast National Park is a particularly close one, given the contiguity of boundaries, and in consequence a PCC and PCNPA Joint Statement of Strategic Principles and a Statement of Common Ground were prepared, these being two of the documents included in LDP evidence base. Significant cross boundary considerations include economic and regeneration influences, infrastructure and highways, health, social care and education considerations, to name but a few. PCNPA is due to begin its Plan review process in the next year and PCC will be a key stakeholder feeding into this process. Significant areas of joint working exist between the two Authorities, and it is anticipated that this will continue in the future.

- 2.67 Since LDP adoption in February 2013, Ceredigion County Council has adopted its LDP (April 2013) and the Carmarthenshire County Council LDP has reached Examination stage, with Matters Arising Changes recently published for consultation. The National Park Authority's LDP is due for review in 2014/15.
- 2.68 Both PCC and PCC's neighbour authorities have also prepared Supplementary Planning Guidance to support various aspects of their plans. Those items of SPG that have been prepared by PCC are discussed in the next section of this report.
- 2.69 There has also been further collaborative work between the Council and its neighbour Local Planning Authorities, for instance in relation to Joint Housing Land Availability Studies, affordable housing, review of the Regional Technical Statement for Aggregates (minerals) and mineral planning in SW Wales. PCC will continue this collaborative approach, where clear benefits are identified.

Supplementary Planning Guidance

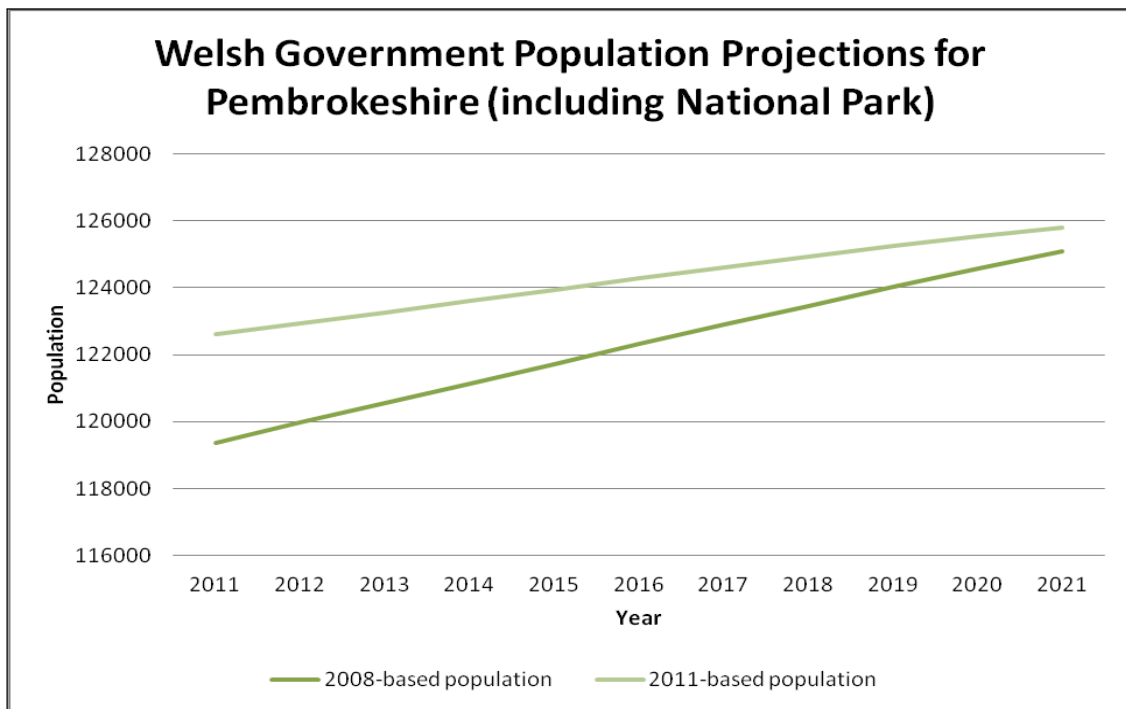
- 2.70 A number of key items of Supplementary Planning Guidance (SPG) have been approved since the Plan was adopted in February 2013. These are on Affordable Housing, Parking Standards, Planning Obligations and Development Sites. Consultation on Biodiversity SPG took place between January and February 2014⁴. The priority for further SPG production is Renewable Energy.
- 2.71 Several good practice advice notes have also been published since LDP adoption. These carry less weight in the planning process than adopted items of SPG, but nonetheless may be material planning considerations in the evaluation of planning applications. Those published to April 2014 are on:
- LDP Policy GN.22 – Prior Extraction of the Mineral Resource;
 - Cumulative Impact of Wind Turbines on Landscape and Visual Amenity; and
 - Slurry Stores.
- 2.72 Earlier advice on Pointing with Lime Mortars has been re-issued.
- 2.73 A consultation draft of the Haverfordwest Conservation Area Character Appraisal and Management Plan was recently published by the Council.⁵ Other Conservation Area Character Appraisals and Management Plans will be prepared as resources allow.

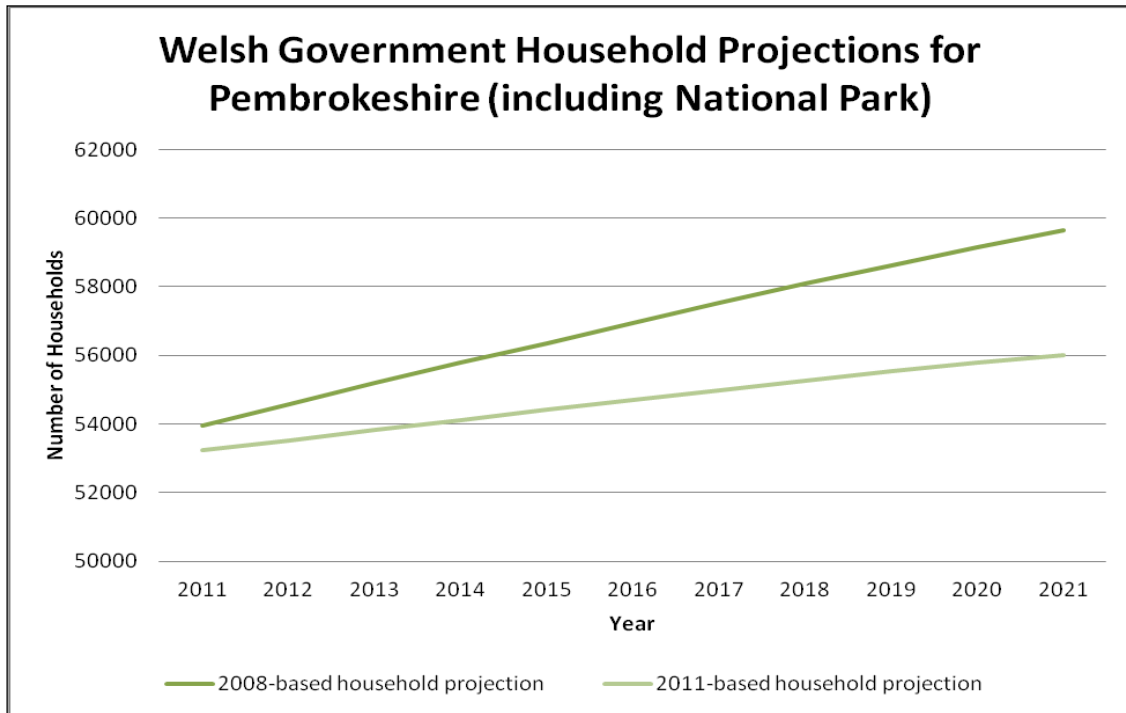
⁴ Adopted outside the reporting period in May 2014

⁵ Adopted outside the reporting period in May 2014

Welsh Government Population and Household Projections (2011-based), published 2013

- 2.74 The LDP housing requirement is derived from Welsh Government’s (WG) 2008-based household projections. These were a starting point for the figures, but the LDP makes provision for 1,605 dwellings more than the 5,724 units required, to allow for choice, flexibility and renewal of the existing housing stock and for non-take up of sites.
- 2.75 Since LDP adoption in 2013, the WG has published 2011-based Local Authority Population and Household Projections for Wales, which reflect the data from the 2011 census. For Pembrokeshire, these show a higher population than the 2008-based population projections, but lower household numbers. The 2008-based projections included separate National Park projections, enabling PCC to produce figures for Pembrokeshire excluding the National Park. Only whole county figures have been released for the 2011-based projections.





2.76 At 2021 (the end date of the LDP), the population figures are broadly consistent in both the 2008 and 2011-based projections⁶. The 2011-based household projections show a significantly lower household figure at 2021⁷, with a higher household size than the 2008-based projections.

2.77 Welsh Government is clear that household projections should be a starting point for LDP housing requirements. However the Minister for Housing and Regeneration noted in a letter to Local Planning Authorities in April 2014 that the assumptions underlying projections are based on past trends, which have been significantly affected by economic conditions of the recent past arising from the global economic downturn.

2.78 The LDP housing requirement will provide for more than the number of households anticipated by the 2011-based projections. The higher than anticipated household size in the 2011-based projections is likely to be a reflection of some of the issues the Plan is seeking to address (such as a lack of affordable housing making it difficult for new households to form).

⁶ At 2021 the 2008-based projection indicates a population of 125,088. The 2011-based projection indicates a population of 125,798. This equates to a difference of 700 people between the two projections.

⁷ At 2021 the 2008-based projection indicates 59,637 households and the 2011-based indicates 56,021. This equates to a difference of 3,616 fewer households in the 2011-based projections.

- 2.79 The variation between the 2008 and 2011 based household projections is not significant enough to require a Review of the Plan, given that the overall population projections demonstrate a relatively small difference in the population total (the 2011-based projections indicate 700 more individuals than the 2008-based projections did). The trends used for the 2008-based projections assumed a continuing decline in average household size, due largely to increasing divorce rates and increasing numbers of older people living alone. The different trends for the 2011-based projections are probably in part due to the 2008 assumptions on household sizes, based on social trends starting to stabilise.
- 2.80 The most significant change between 2008 and 2011 was an increasing problem of affordability. In the early years this was caused by dramatic increases in house prices in comparison with wages, and in the later part of the period, the economic downturn and difficulties accessing finance also prevented new household formation.
- 2.81 The 2011 household projections for Pembrokeshire show fewer 1 and 2 person all adult households and fewer 1 adult 1+ child households, with a greater number of larger households (those with over 2 adults present).
- 2.82 Although in light of the 2011 based projections the housing land provision in the LDP might seem generous, it will reduce some of the historic pressure on housing costs that might be resulting in lower rates of household formation than would otherwise be expected. The rate of house building, even if it increased dramatically, is not expected to result in sufficient houses being built to meet identified need, and so any increase in the theoretical over provision will not cause any harmful effects.
- 2.83 Future Annual Monitoring reports will consider population and household projections as they emerge.

General Context, Trends and Local Regeneration Issues

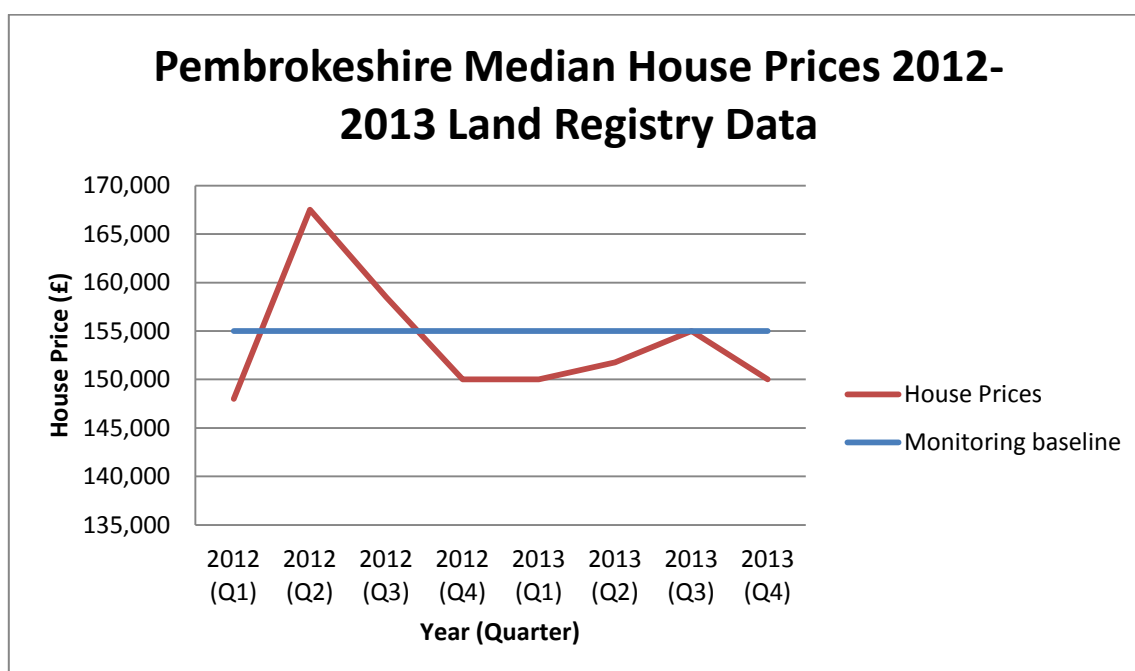
Employment and Earning Indicators

Indicator	Pembrokeshire (including the National Park)	Wales	GB
Unemployed December 2012	6.4%	8.3%	7.9%
Unemployed December 2013	7.1%	7.9%	7.5%
In Employment December 2012	69.4%	67.3%	70.7%
In Employment December 2013	69.5%	68.9%	71.5%
Gross weekly pay 2012	£419.9	£454.9	£508.3
Gross weekly pay 2013	£477.3	£476.9	£518.1

(Source: Nomis website www.nomisweb.co.uk 2013)

2.84 Indicators on economic activity in the table above show general consistency in the economy in Pembrokeshire, Wales and Great Britain in the period before the LDP was adopted and 10 months post adoption. There have been some fluctuations in levels but these are not considered to be significant enough to have an impact on the way in which the Plan is operating.

House Prices



- 2.85 The Council regularly monitors house prices and other indicators of local housing market conditions. If such conditions are considered significant enough in nature to change the financial viability of development, the Council will re-assess the viability evidence which influenced the LDP targets for Affordable Housing. The LDP lifespan is from its adoption (2013) until 2021 and this monitoring is essential to ensure that it is sufficiently flexible and resilient to economic changes and that the targets used to negotiate affordable housing remain robust.
- 2.86 The trigger for re-assessing viability evidence is an increase in house price by 5% or more above the base price of 2012 of £155,000, sustained over 2 quarters. When this trigger is met, then the Authority will consider other triggers identified in the Affordable Housing SPG and may conduct additional viability testing.
- 2.87 A 5% increase on the baseline figure would equate to an increase of £7,750. Since then house prices have been below this level and in the last quarter of 2013 were £150,000. This means that there have not been changes of sufficient significance in house prices to require the Authority to re-assess its viability work.

Major Development Sites

- 2.88 The Council is continuing to promote the strategic employment site at Blackbridge for development and intends to confirm a preferred developer by autumn 2014.
- 2.89 Milford Haven Port Authority is seeking planning permission for a large-scale regeneration proposal at Milford Marina in 2014-2015.
- 2.90 The South Hook Power Plant proposal (500MW) has gained planning permission (October 2014) and is likely to be built by 2018, potentially creating significant employment opportunities during and after construction.
- 2.91 The Ministry of Defence has announced that by 2018 their site at Brawdy will close. This will result in the availability of a large brownfield site with significant infrastructure in a rural location.
- 2.92 Future AMRs will need to assess progress towards the delivery of these major development sites and consider any implications for the Plan and its strategy.

Summary of Implications for the LDP from Contextual Changes

- 2.93 Several new and amended items of legislation, regulation and planning policy have emerged since LDP adoption, some of which may have implications for

the way in which the LDP will be implemented in the future (notably the draft Planning Bill and other emerging Welsh Government legislation and planning policy). However, there are no contextual changes currently identified that indicate a requirement for early review of the Plan.

2.94 Future AMRs will provide updates on the issues emerging from new or amended legislation, policy and guidance, or the publication of other information that may affect implementation of the Council's LDP.

3. Summary of LDP Monitoring Outcomes

The main headlines from the monitoring information compiled to date are:

3.0 Housing

- Housing Delivery - 459 completions in 2013-2014, as compared with 288 in 2012-13;
- Strategic Housing Site - Planning Consent Slade Lane at Slade Lane for 729 units;
- House Price Monitoring: no evidence to justify adjustment to Affordable Housing contribution targets;
- Affordable Housing Contributions section 106 agreements signed in 2013-2014 for 232 units plus contributions of £395,207.

3.1 Employment

- Milford Haven Waterway Enterprise Zone now identified. Although this process is outside the LDP, it may have implications for delivery of allocated sites within it;
- No new employment permissions granted on strategic sites;
- Minimal change between 2011 and 2014 in Employment Land, at approximately 1155ha, considerably exceeding 100ha target for 2021;
- Permissions by use class (sq m) on:

Use Class	Non-allocated sites	Allocated sites
B1	3023	173,550
B2	7646	0
B8	3455	0
'Other'	-76	0

3.2 Gypsy Travellers

- Updated Gypsy Traveller Accommodation Needs Assessment (GTANA) 2013, identified need for 49 pitches over the next 5 years;
- Pitch provision – 15 additional pitches have gained planning permission, (12 private, 3 public) since preparation of the Gypsy Traveller Accommodation Needs Assessment (GTANA) 2010 evidence base – 5 of these pitches permitted post adoption;

3.3 Infrastructure:

a. Renewable Energy Decisions

- 108MW additional capacity given planning permission;
- 83 applications for wind turbines, 24 conditionally approved;
- 14 applications for solar arrays, 11 conditionally approved.

b. Transport - Progress on delivering safeguarded schemes

- Bulford Road – commencement date confirmed (summer 2014);
- Blackbridge Access and Waterston Bypass Improvement has reached WeITAG⁸ (Welsh Transport Planning and Appraisal Guidance) Design Stage 2;
- Goodwick Railway Station completed (pre-adoption);
- Clunderwen Railway Station completed;
- Southern Strategic Route A477 – South Shore industrial sites – substantial progress made;
- There is less certainty over the delivery of some schemes identified in the Plan since adoption – this will continue to be monitored.

c. Waste

- Additional 2.65ha capacity consented – Waterloo (Pembroke Dock), Merlins Bridge, Winsel (extension) and Brawdy;
- SE Civic Amenity Site – Plan includes a requirement to monitor success in delivering this. Planning application submitted during 2013-2014 AMR period, permission granted in 2014-2015 AMR period;
- Dŵr Cymru / Welsh Water (DCWW) Waste Water Treatment works upgrades – confirmation received from DCWW on their progress.

3.4 Minerals

- Initiation of sub regional considerations of meeting future need;
- Completion for WG sign off of SWRAWP Regional Technical Statement, first review.

⁸ WeITAG is a transport appraisal tool for Wales. Appraisal is centred around three main impact areas: economy, environment and society.

3.5 Retail

- 7,052sq m A1, A2 and A3 granted through planning permissions given outside town centres (majority through the Sainsbury's planning permission);
- Below target for A1 uses within primary frontages in 4 town centres;
- Vacancy levels below UK average in all centres apart from Milford Haven and below the trigger for further investigation;
- Increased numbers of charity and betting shops identified.

Policies meeting the trigger point for further investigation

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

(Core) More than 1 approval within 1 year of development in zones C1 and C2 contrary to the provisions of TAN 15.

3.7 5 applications were approved within zones C1 and C2 potentially contrary to the provision of TAN 15. One of these applications did not satisfy TAN 15, but NRW accepted that it improved the previous position by re-locating caravans from within the floodzone to a less vulnerable location (although still within the flood zone). In the case of four further applications compliance with TAN 15 was mostly uncertain rather than definitely not achieved. Clearly the above result triggers a need for further action and this will take the form of good practice guidance for Development Management officers, to ensure that flood risk is clearly evaluated wherever an application site area coincides with a C1 or C2 flood zone, even if only a small area of land is affected and that the assessment clearly identifies the way in which the provisions of TAN 15 have been considered.

(Core) Amount of major retail, office and leisure development (sq m) permitted in town centres expressed as a percentage of all major development permitted (TAN 4).

3.8 The target for this monitoring outcome was 0% however 7,052.6⁹sq m has been permitted outside town centres (applications 12/0829/PA, 12/0989/PA and 12/1112/PA) – see explanation below.

⁹ Figure refers to all net A class floorspace (A1, A2 and A3) but excludes non A class floorspace. Figure includes major applications only.

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).

- 3.9 96% (6,174.9sq m)¹⁰ (Applications 12/0829/PA and 12/0989/PA) – see explanation below.

Change of presence of A1 uses (unit numbers and floorspace) in primary retail frontages.

- 3.10 Less than target in the following Town Centres: Fishguard, Narberth, Pembroke, Pembroke Dock.
- 3.11 The Welsh Government has identified one core indicator for LDPs as the amount of major retail, office and leisure development permitted in town centres expressed as a percentage of all major development permitted. PCC has interpreted this to cover A1, A2 and A3 use classes. No applications were received for retail, office and leisure development in town centres during the period monitored. As three major applications (100% of applications) were permitted outside town centres, the trigger for further investigation with regards to this target has been reached. In the case of the three major applications permitted, the details were:
- Application 12/0829/PA - Sainsbury's superstore in Haverfordwest, net A1 use class floorspace permitted 5,580sq m;
 - Application 12/1112/PA - Marston's 59 bedroom hotel, restaurant, public house, parking, access and landscaping in Haverfordwest, net C1 use class floorspace 1,975sq m and net A3 use class floorspace 758sq m;
 - Application 12/0989/PA - the demolition of existing and erection of replacement garden centre near Pembroke Dock, net A1 and A3 use class floorspace permitted 714.6sq m, net.
- 3.12 Information on the reasons for these approvals is provided below:
- The 12/0829/PA Sainsbury's permission was granted on the basis that the proposed superstore met the sequential test for retail development, would have a limited impact on stores within the town centre, would be within walking distance of the town centre and had the potential to reinforce the role of the town at the top of the county's retail hierarchy including potential benefits in the claw-back of trade presently lost outside the County. The

¹⁰ Floorspace is net A1 floorspace permitted outside town centres as a percentage of total A1 floorspace.

provision through the planning application of infrastructure specifically intended to facilitate the delivery of residential development was also accorded significant weight as it positively assisted in the delivery of a strategically important housing development.

- Application 12/1112/PA for Marston's 59 bedroom hotel and pub/restaurant was identified as complying with Policy GN.17 (Self-catering and Serviced Accommodation) of the LDP. No A1 use class floorspace was proposed as part of the development. Instead the application proposed a restaurant and public house which is A3 use class. The Committee report noted that whilst the LDP seeks to control A1 retail uses outside town centres, there are no such restrictions on hotels and public house uses. Furthermore the planning application was accompanied by a sequential test assessment which concluded that there were no other suitable, available or viable sequentially preferable sites currently available in Haverfordwest. The Committee report also concluded that the proposal would not undermine the retail hierarchy of the LDP or the viability of the town centre.
- With regards to Application 12/0989/PA, the Garden centre proposal was for a replacement to an existing Garden Centre which resulted in a net reduction of A1 use class retail floorspace of 663sq m.

3.13 In conclusion all of the major retail, office and leisure development permissions described above were considered appropriate given the particular circumstances of the applications. They do not indicate any particular issue with the policies of the LDP and therefore no further investigation is required at this time.

3.14 With regard to the further indicator examining the level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 small scale retail or GN.10 farm shop, PCC has considered all of those applications which resulted in a net gain of A1 use class floorspace, of which 96% were permitted outside town centres. This figure is entirely influenced by the permissions for applications 12/0829/PA for a Sainsbury's store and 12/0989/PA for a Garden centre. Together these two applications represent 100% of the total permitted A1 use class floorspace outside town centres (other than those schemes approved under GN.15 Small Scale Retail or GN.10 Farm Shops). The reasons for these two major permissions are set out above and despite the trigger being met for further investigation, given the particular circumstances surrounding these permissions no further investigation is considered to be currently required.

3.15 In terms of the primary retail frontages – the towns of Fishguard, Narberth, Pembroke and Pembroke Dock have a concentration of A1 units which is below the target percentage. This will continue to be monitored. A good practice guide on dealing with change of use applications within the primary retail frontages has been produced (May 2014). Ongoing retail monitoring will take the form of the annual retail survey, benchmarking against other centres and joint working with Economic Development on any planning outcomes emerging from the work set up by the Economy and Scrutiny Overview Committee. In the case of Narberth the outcome reflects high levels of cafes alongside retail uses. Work will focus over the next year on what measures indicate a vibrant town centre with an appropriate mix of uses. It may be appropriate to consider amending this indicator through future Annual Monitoring Reports, once the outcome of this work has concluded.

Number of applications that would reduce the mineral resource safeguarded by the Plan.

3.16 71 applications were identified where GN.22 may have been a consideration. This has met the trigger for further investigation. Monitoring has highlighted that GN.22 was not reported clearly on in Development Management reports on applications. This has been addressed by the production of a Good Practice Guidance Note on the application of Policy GN.22 (March 2014).

3.17 On further consideration of this target, PCC considers that the indicator for this policy should change as neither the zero target nor the 4 application figure for further investigation are realistic, given the volume of countryside planning applications received in the Plan area. It is therefore proposed that for the next AMR, the indicator will measure the 'number of applications approved contrary to Policy GN.22'. It is not considered that this change will compromise the intentions that supported the inclusion of the earlier indicator, but instead will reflect more clearly whether through the detailed consideration given at a planning application stage, the proposal is considered to be compliant with the criterion of GN.22.

(Core) Housing land supply (TAN 1) - Minimum 5 years housing land supply

3.18 The Joint Housing Land Availability Study (JHLAS) for 2012-2013 is the latest published document available for this AMR. This indicates that PCC has a 4.9 year land supply which is below the trigger for further investigation established by the AMR. As set out in the JHLAS, PCC is only 50 units below that required for a 5 year land supply and considers that, in practice, a number of factors combine to ensure that the fact that the land supply falls short of the five year

requirement by 50 units, will not have a detrimental impact on the operation of the housing market in Pembrokeshire. These include:

- The relatively high number of units in category 3i, (4,667 units): land that could be brought forward readily in response to improving market demand;
- The increasing capacity for and buoyancy of small sites (predominantly 'windfalls') in the housing market, following adoption of the LDP;
- The Development Sites Supplementary Planning Guidance, adopted since the base date for the 2013 Study (PCC: to assist developers in bringing forward developments by providing information on site allocation constraints and infrastructure requirements and general information applicable to any potential sites coming forward;)
- Finalisation of the planning consent for Slade Lane north and south in the 2013-14 Study period: Detailed consent, with the incorporation of superstore and petrol station likely to act as a catalyst for the infrastructure requirements of the site and for housing delivery.

3.19 Work on the 2013-2014 JHLAS has also identified that a number of the LDP allocations which had been considered outside the 5 year land supply because of capacity issues at Waste Water Treatment Works can now be included within the 5 year land supply because of confirmation from Dŵr Cymru of progress in delivering planned improvement works. PCC will continue to monitor its land availability closely.

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

3.20 The number of applications approved in spite of being contrary to the requirements of Policy GN.1, criterion 3 was significantly higher than the trigger for further investigation for this policy, and all of which were in relation to renewable energy schemes. Decisions on five of these applications were made in accordance with the recommendation of the planning officer. The sixth application found to be contrary to Policy GN.1(3) was conditionally approved against the recommendation of the planning officer. In all cases, it was judged that although the proposals were contrary to GN.1(3), the adverse effects on landscape character, quality and diversity would be minimal and were environmentally acceptable. In each case, the applications were considered to accord with Policy GN.4, this being given greater weight in the decision making process than the non-compliance with GN.1(3). Officers will continue to monitor this issue. Given that renewable energy projects, particularly large scale

projects, will inevitably have some adverse impacts on landscape, it may be necessary to re-evaluate the detailed wording of GN.1(3) at Plan review. The general support given by the LDP to renewable energy projects, through the provisions of Policy GN.4, should only be given less weight in the decision making process than landscape considerations where there is risk of significant harm, particularly where this extends into National Park locations.

Progress towards finding a new Civic Amenity Site to serve SE Pembrokeshire.

- 3.21 The trigger for this indicator is if no planning permission is in place by April 2014 and if the site is not operational by 2015. As no planning permission was in place by April 2014, the trigger was met.
- 3.22 It has not proved possible to find a new site within the National Park, but a planning application was submitted for a new civic amenity site and recycling centre within the Council's planning area, at Devonshire Drive, near New Hedges. This application was undetermined at 31.03.14, but was conditionally approved on 17.07.14 (application 13/1110/PA). The approval (albeit after the base date for this report), suggests that delivery of this scheme will now progress and further investigation is therefore unnecessary at this stage.

Other areas for investigation:

- 3.23 In addition to the indicators which have met the triggers for further investigation, there are some areas in which the Council considers that there is a need to monitor closely further progress, these include the following:
- Progress with delivery of strategic Housing and Employment sites;
 - Affordable Housing delivery of Low Cost Home Ownership through section 106 legal agreements;
 - Delivery of Gypsy Traveller pitches;
 - Progress with delivery of the safeguarded transport routes.

4 Summary of Sustainability Appraisal and HRA Monitoring Outcomes

- 4.1 The monitoring of the performance of the plan against the sustainability appraisal objectives is a requirement of the SA report and the LDP. SA monitoring should be integrated with other AMR activity.
- 4.2 The main effects of the plan are positive when measured against the SA Objectives.
- 4.3 The SA monitoring framework is shown in Appendix 4 and the HRA monitoring framework is in Appendix 5.
- 4.4 Potential indicators were identified throughout the SA process accompanying plan preparation as it was recognised that the monitoring framework may need to be reviewed in the future. The indicators identified in the SA Report form the basis for this first AMR, noting that these SA Objectives are aspirational, with potential for 'in plan' review. The identified indicators reflect a variety of environmental, economic and social characteristics of the plan area.
- 4.5 During this early part of the plan period, the performance of the plan against sustainability objectives will not be definitive. SA monitoring will provide an indication of the general trend of effects where data are available, e.g. positive / negative / no change.
- 4.6 PCC's approach to monitoring in relation to Habitats Regulations Appraisal has been to identify those policies previously identified, during plan preparation, as requiring project level screening (as compared with plan level) and to monitor whether screening has taken place on any applications for these where development has progressed. The table in Appendix 5 sets out screening undertaken where project level screening has been identified as necessary and where development progressed to planning application within the AMR reporting period. All planning applications are screened by the PCC Planning Ecologist, and where a potential effect on a European site is possible, a formal screening has taken place. No post adoption employment sites identified in SP 2 have come forward in this monitoring period.
- 4.7 Welsh Government data for the WG Sustainable Development Indicators are published at a Wales level, and only 7 indicators are available at Pembrokeshire or South West Wales scale. The remaining 26 are Wales or Wales and UK level.

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

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

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

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

4.9 As this is the first AMR of the LDP the information provides a starting point from which to assess the plan. Subsequent monitoring reports will provide triggers for further investigation and if a review of the plan is necessary prior to 2017.

SA Objectives	Performance
1. Develop and maintain a balanced population structure	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
3. Improve education opportunities to enhance the skills and knowledge base	G
4. Minimise the need to travel and encourage sustainable modes of transport	G
5. Provide a range of high quality housing including affordable housing to meet local needs.	G
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities.	
7. Protect and enhance the role of the Welsh language and culture	
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	A
9. Support a sustainable and diverse local economy	
10. Prepare for and reduce the impact of Pembrokeshire’s contribution to climate change	G
11. Maintain and improve air quality	A
12. Minimise the generation of waste and pollution	G
13. Encourage the efficient production, use, re-use and recycling of resources	
14. Maintain and protect the quality of inland and coastal water	A
15. Reduce the impacts of flooding and sea level rises	
16. Use land efficiently and minimise contamination	G
17. Safeguard soil quality and quantity	
18. Protect and enhance biodiversity	G

<p>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</p>	<p>G</p>
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Limitations

- 4.10 It should be noted that other factors, external to the LDP, influence the performance of SA Objectives.
- 4.11 SA Objectives are generally aspirational. Some data are available at the County level but not disaggregated for the Plan area. Some data are also not up to date enough or relevant.
- 4.12 The monitoring of the performance of the plan against the sustainability appraisal objectives is a requirement of the SA report and the LDP. SA monitoring should be integrated with other AMR activity.
- 4.13 The SA methodology and monitoring framework and the HRA monitoring framework are set out in Appendices 4 and 5 respectively.

Summary

- 4.14 12 objectives are positive, 6 are neutral, with 3 having insufficient data to determine their performance.
- 4.15 In conclusion it is found that the SA monitoring 2013/14 raises no significant issues which warrant further action. This is as expected, being the first AMR, and this report will provide the baseline for subsequent monitoring reports. Future reports will compare year on year progress, providing valuable information on trends and identifying any need for intervention, including reviews of policies.
- 4.16 No mitigation measures have been identified at this stage, however indicators for population, air quality, employment and economy will need to be monitored in future SA monitoring, alongside future LDP monitoring. Some monitoring issues were identified in the LDP AMR (See Chapter 3 of this document) and should the trends continue these will need to be addressed at plan review (2017) or earlier should the need arise.
- 4.17 The HRA monitoring shows that HRA screening has taken place on a number of project level proposals which have come forward in the AMR period. All planning applications are screened for their potential effect on European sites.

5 Feedback from Consultation Events

5.1 The LDP Manual (Welsh Government, 2006) indicates that views of key stakeholders should be sought in order to strengthen the analytical aspect of the AMR (Section 9.2). In order to achieve this Seminars on the AMR were provided on the 25th September 2014 (for Elected Members) and on the 26th September 2014 (for Stakeholders). Following the latter, there was also a meeting between PCC planning officers and Welsh Government planners.

The key points arising from the above are summarised below:

5.2 Members' Training:

- The following change has been made to the AMR in response to a question from one of the Members:
 - Housing completion figures to be broken down into spatial areas related to the Plan's Settlement Hierarchy (see information in Appendix 6).
- Other commitments made at the meeting:
 - PCC involvement in wider discussions involving the St. Davids community, local business interests and the National Park Authority – on employment land and premises in the St. Davids area (from a planning perspective this is a National Park Authority issue, but PCC also has a broader economic development remit throughout the County);
 - For 2015 retail survey, separately identify premises occupied by firms offering loan finance and by pawn brokers;
 - Continue to monitor renewable energy decisions and consider setting a renewable energy target; and
 - Prioritise preparation of items of SPG on a) wind turbines and b) solar photovoltaic arrays, once the 1st AMR is completed.

5.3 Stakeholder seminar:

In addition to the points made above, further commitments for AMR refinements were made at this seminar:

- Within the AMR on the split between housing commitments on major sites (5 units and over) and on small sites (under 5 units) as indicated by the JHLAS; and

- Provide further information on the way in which commuted sums for Affordable Housing have been spent each year.

Other commitments made at the seminar:

- Look into whether Unilateral Undertakings could be simplified and made more flexible;
- Investigate instances where banks are refusing to sign Unilateral Undertakings;
- Prepare information to support the Planning Obligations SPG, for instance on contributions for education, transportation and open space (this will be done following completion of the 1st AMR);
- Continue to monitor retail performance in Haverfordwest Town Centre (this is already happening through Economy, Overview and Scrutiny Committee);

5.4 Post-meeting feedback from Stakeholders:

- Stakeholders were given the opportunity to provide written or electronic feedback following the meeting. Three such submissions were received, referencing the following issues:
- Variations in the approaches of different Local Planning Authorities in SW Wales to the use of Commuted Sums towards Affordable Housing provision;
- A perceived need for revisions to Town Centre policies, in particular the use of Primary and Secondary Retail Frontages; and
- The delivery of new residential development on brownfield land, in general and in relation to two specific sites.
- The need to monitor the way in which the policy limitation on additional static caravan pitches is operating.

5.5 Council response to these issues:

- The Council recognises that different methodologies are applied across Wales in identifying commuted sums, but considers the approach in Pembrokeshire to be robust and appropriate for the local circumstances. The way in which this operates will continue to be monitored as part of a general approach to monitoring Affordable Housing.

- The AMR already includes provisions to monitor brownfield / greenfield land and retail and Town Centre performance, this will continue to be assessed – see Appendix 1 and 2.
- In addition to the identified requirements in the AMR, the Council will also provide information on all tourism proposals permitted each year. At the Plan Review stage, evidence on static caravan pitches will be re-visited.

6 Conclusions and Recommendations

Summary

- 6.1 Good progress has been made in 2013-14 with embedding the Plan. This was achieved through a series of training sessions following receipt of the Inspector's report, including briefings for officers, members, and stakeholders.
- 6.2 Preparation of a significant number of Supplementary Planning Guidance documents has been completed to support delivery of the Plan (Development Sites, Affordable Housing; Planning Obligations, Parking Standards) and Good Practice / Practice Guidance Note. Stakeholders consulted on this AMR have identified more information to support delivery of the Planning Obligations SPG as an area that they would like to see prioritised for future work.
- 6.3 Several new and amended items of legislation, regulation and planning policy have emerged since LDP adoption, some of which may have implications for the way in which the LDP will be implemented in the future (notably the draft Planning Bill and other emerging Welsh Government legislation and planning policy). However, there are no contextual changes currently identified that indicate a requirement for early review of the Plan.
- 6.4 From the data compiled for the AMR it can be concluded that generally the Plan is performing well and there is nothing to suggest that either a full or partial review of the Plan is necessary:
- the SA and HRA monitoring show that a review is not necessary on sustainability grounds;
 - A number of issues are identified as requiring further investigation or further action;
 - A number of proposed legislative changes and national policy changes, with potential to impact the Plan will require careful monitoring and / or taking into consideration at Plan review;
 - Close monitoring in future AMRs will be required in relation to trends for Population and Household Growth, Housing land availability, A1 usage in primary frontages and out of town retail permissions, progress on strategic sites, development within flood risk zones, safeguarded transport routes and aspects of Affordable Housing delivery (mortgage accessibility for low cost home ownership).

6.5 Future AMRs will provide updates on the issues emerging from new or amended legislation, policy and guidance, or the publication of other information that may affect implementation of the Council's LDP.

7 Appendices

Appendix 1 – LDP Monitoring Framework 1st April 2013 – 31st March 2014

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

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

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

AG – Agricultural Notifications

TF – Tree Felling

HG - Hedgerows

LB – Listed Buildings

CA – Conservation Areas

AD – Advertisements

Pr Notf – Prior Notifications

OHL – Overhead Lines

EIA – Environmental Impact Assessments

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LDP Indicator	Target	Trigger	Outcome		
			1 st April 2013 – 31 st March 2014	2015	2016
Total Number of Planning Applications determined under the LDP in March 2013 (excluding Tree Surgery, Agricultural Development, Section 73 & Listed Buildings):	-		Total: 749 Approved: 665 Refused: 82 ¹¹		
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		
<p>Summary of Strategic Objective: Mitigating and responding to the challenge of climate change (A):</p> <p>There was 1 application in the C1 flood zone and a further 4 applications in the C2 flood zone which were approved but were either contrary to the provisions of TAN 15 or alternatively may or may not have satisfied the requirements of TAN 15.</p> <p>One of these applications did not satisfy TAN 15, but NRW accepted that it improved the previous position by re-locating caravans to a less vulnerable location (although still within the flood zone). In the case of four further applications compliance with TAN 15 was mostly uncertain rather than definitely not achieved.</p>					

Plan Review

¹¹ This is an overall approval rate of 89% (please note these figures exclude those applications determined at appeal).

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
Clearly the above result triggers a need for further action and this will take the form of training to Development Management officers, to ensure that flood risk is properly evaluated wherever an application site area coincides with a C1 or C2 flood zone, even if only a small area of land is affected						
Strategic Objective: Improving access to goods & services (I)						
Number & proportion of housing planning permissions at different levels of the settlement hierarchy.	60% of permissions are in the Hub Towns	Permissions less than 50% in Hub Towns over a period of 3 years. (Note: percentages do not equal 100% due to rounding)	Hub Town 1,191 (77%)	Hub Town	Hub Town	
			Rural Town 55 (3.5%)	Rural Town	Rural Town	
			Service Centre 14 (0.9%)	Service Centre	Service Centre	
			Service Village 165 (11%)	Service Village	Service Village	
			Large Local Village 12 (0.8%)	Large Local Village	Large Local Village	
			Small Local Village 15 (1%)	Small Local Village	Small Local Village	
			Open Countryside 95 (6%)	Open Countryside	Open Countryside	

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
Area of land safeguarded for transport related proposals lost to development.	0%	Any loss will require investigation	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: 0.39 ha Public House: 1.35 ha Health facilities: 1.30ha Educational facilities: 3.91ha Open Space/Outdoor areas: 2.52 ha Other: 0.15ha No facilities entirely lost ¹²			
Level of services within rural settlements.	Services in settlements within the settlement hierarchy are not significantly lower than in the 2008 Rural Facilities	Monitor at Plan Review (2017) – a 10% change in number of settlements achieving service village level would require further investigation				

¹² note where a community facility has changed from one type to another this has not been considered a loss)

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
	Survey					
(Core) The capacity (MW) of renewable energy developments permitted.	No target but one may be set for LDP monitoring purposes, using the methodology set out in WG Renewable Energy Toolkit	No trigger identified.	108.427MW capacity permitted 28.02.13 to 31.03.14 ¹³			
Amount of open space (m2) permitted in relation to overall number of dwellings permitted.	Provision of public open space at a rate of more than 25% below the standard requirement (as set out in SPG)	Provision of public open space at a rate of more than 35% below the standard requirement (as set out in SPG) at Plan Review (2017).	N/A – to be reported at Plan Review (2017)			

¹³ (including allowed appeals on applications initially determined in the period to 31.03.14)

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
<p>Summary of Strategic Objective: Improving access to goods and services (I):</p> <p>The number and proportion of planning permissions for new residential development (where there was a net gain of a dwelling), were in accordance with the settlement strategy of the LDP. In total 1191 new residential dwellings were given planning permission within the Hub Towns, this number includes the outline permission for 729 new dwellings given on the Strategic Housing Site at Slade Lane.</p> <p>No area of land safeguarded for transport related proposals has been permitted for another form of development during the monitoring period.</p> <p>The levels of services within settlements will be monitored at Plan Review.</p> <p>Between LDP adoption (28th February 2013) and 31st March 2014 many planning applications were received for renewable energy proposals, resulting in permissions being granted for more than 100MW of new capacity during that period.</p> <p>There were 83 decisions on wind turbine applications (24 conditionally approved, 31 refused, 10 withdrawn and 18 cancelled). 5 of the refusals have now been allowed on appeal and two of the conditionally approved applications related to successful post adoption appeals on applications initially determined prior to LDP adoption.</p> <p>Additionally, there were 14 decisions on solar arrays of various types (11 conditionally approved, 2 refused and 1 cancelled). The two refusals have been allowed on appeal. The solar array survey 2014 (which includes some applications consented prior to LDP adoption and also some consented after the end of the first LDP monitoring period on 31 03 14 indicates that 154.77MW power output was permitted for solar photovoltaic schemes (excluding very small sites and sites where power outputs are uncertain), of which 34.86MW is implemented, with a further 60.9MW under construction (August 2014).</p> <p>Various other renewable energy related applications have also been considered during the AMR monitoring period, for instance for grid connections or variations of conditions.</p>						
<p>Strategic Objective: Building on the County's strategic location for energy & port-related development (E)</p>						
Planning permission granted for employment development on allocated sites within identified port areas (Blackbridge, Milford Haven,	100% by end of Plan period	50% without planning permission at	Blackbridge 0	Black-bridge	Black-bridge	

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
Goodwick former Dewhirst factory site & Goodwick Parrog).		Plan Review (2017). Annual narrative to describe progress towards delivery	Former Dewhirst factory site 0	Former Dewhirst factory site	Former Dewhirst factory site	
			Goodwick Parrog 0	Goodwick Parrog	Goodwick Parrog	
Progress towards delivery of safeguarded transport schemes.	All delivered by 2021	If finance not been secured for a project by Plan Review (2017). See Appendix 3 schemes listed under Policy GN.39. Changes since LDP adoption are shown in italics and highlighted.				
<p>Summary of Strategic Objective: Building on the County's strategic location for energy and port-related development (E):</p> <p>The strategic employment site at Blackbridge does not have a current employment-related planning permission. The main landowners are Welsh Government and Pembrokeshire County Council. Welsh Government has invited expressions of interest for the part of the site that it owns. PCC is co-ordinating proposals to develop a new vehicular access into the site, through the WeITAG process. Neither of the two sites at Goodwick has attracted an employment-related planning application since LDP adoption – however, there is an undetermined residential application on part of the former Dewhirst Factory site. The Authority will continue to monitor uptake of strategic employment sites.</p> <p>Progress towards delivery of safeguarded transport schemes has been mixed. A commitment has been made to a start in May 2014 on the Bulford Road Link (Johnston to Tiers Cross), which is scheduled for completion in summer 2015, the Blackbridge Access Improvement and Waterston Bypass has reached WeITAG stage 2, many elements of the Southern Strategic Route between the A.477 and the south-shore industrial sites are completed (remaining elements will be carried out as funding becomes available), Goodwick Railway Station opened in May 2012 (although additional service provision at the Station requires further funding) and access improvements at Clunderwen Railway Station were completed in 2013.</p>						

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
<p>Elsewhere, funding of some of the safeguarded schemes is now less certain than at the time of Plan preparation, reflecting public sector spending cutbacks. Other schemes have been able to progress to a limited extent, or are dependent on implementation of private sector development schemes for finance. The bus / rail interchange proposal at Milford Haven has attracted the interest of Milford Haven Port Authority, while a similar scheme at Pembroke Dock now has planning permission and funding for an initial phase. The Haverfordwest to Narberth Shared Use Path seems likely to involve both PCC and National Park locations, but negotiating access along one part of the envisaged route is proving problematic. The funding initially conceived for the Haverfordwest Sustainable Town Centre project has ceased, but some elements of the proposals will be taken forward through the Haverfordwest Master Plan project (the latter post-dates LDP adoption and hence is not referenced in the LDP). The Authority will continue to monitor progress with delivery of the safeguarded schemes.</p>						
<p>Strategic Objective: Supporting the development of the distinctive role of Pembrokeshire's towns, especially within the Haven Hub (F) & Regenerating town centres & Sustaining & enhancing the rural & urban economy (G)</p>						
Number of applications approved contrary to policies SP 4, SP 14, GN.12, GN.14	0	More than 4 planning applications approved contrary to a single policy over 4 years.	SP 4	SP 4	SP 4	
			0			
			SP 14	SP 14	SP 14	
			0			
			GN.12	GN.12	GN.12	
			0			
			GN.14	GN.14	GN.14	
			0			

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
(Core) Amount of major retail, office & leisure development (sq m) permitted in town centres expressed as a percentage of all major development permitted. (TAN 4)*	100% (figure to exclude schemes which are allocated sites outside town centres)	90% of target	0% = 7052.6 ¹⁴ sq m permitted outside town centres (see applications 12/0829/PA, 12/0989/PA and 12/1112/PA).			
Level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or GN.10 (farm shop).	0%	Narrative on any schemes not permitted under Policy GN.15 or GN.10.	96% = 6,174.9sq m ¹⁵ (Applications 12/0829/PA and 12/0989/PA). Narrative in summary below.			
Progress towards delivery of Retail allocations.	100% delivered by end of Plan period.	Any allocations which have not gained planning permission by Plan Review (2017).				
Change of presence of A1 uses (unit numbers & floorspace) in primary retail frontages.	At least 66% of the linear frontage is A1 use class within primary frontages	Less than target.	Less than target in the following Town Centres: Fishguard Narberth Pembroke Pembroke Dock			

¹⁴ Figure refers to all net A class floorspace (A1, A2 and A3) but excludes non A class floorspace. Figure includes major applications only.

¹⁵ Floorspace is net A1 floorspace permitted outside town centres as a percentage of total A1 floorspace.

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary).	Vacancy levels are no higher than the national (UK) average	Vacancy levels 5% higher than national (UK) average.	UK 13.9% (Source: Local Data Company, December 2013)			
			Haverfordwest 9% ¹⁶	Haverfordwest	Haverfordwest	
			Pembroke Dock 10%	Pembroke Dock	Pembroke Dock	
			Milford Haven 14%	Milford Haven	Milford Haven	
			Pembroke 9%	Pembroke	Pembroke	
			Fishguard 10%	Fishguard	Fishguard	
			Narberth 4%	Narberth	Narberth	
<p>Summary of Strategic Objective: Supporting the development of the distinctive role of Pembrokeshire's towns, especially within the Haven Hub (F) And Regenerating town centres and Sustaining and enhancing the rural and urban economy (G):</p> <p>In total 0 applications were determined contrary to policies aiming to deliver strategic objectives F and G 2013 – 2014.</p>						

¹⁶ All retail vacancy figures are taken from the PCC Retail Survey conducted November 2013.

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
<p>The Welsh Government has identified one core indicator for LDPs as the amount of major retail, office and leisure development permitted in town centres expressed as a percentage of all major development permitted. PCC has interpreted this to cover A1, A2 and A3 use classes. No applications were received for retail, office and leisure development in town centres during the period monitored. As three major applications (100% of applications) were permitted outside town centres, the trigger for further investigation with regards to this target has been reached. In the case of the three major applications permitted, the details were:</p> <p>Application 12/0829/PA - Sainsbury's superstore in Haverfordwest, net A1 use class floorspace permitted 5,580sq m;</p> <p>Application 12/1112/PA - Marston's 59 bedroom hotel, restaurant, public house, parking, access and landscaping in Haverfordwest, net C1 use class floorspace 1975sq m and net A3 use class floorspace 758sq m;</p> <p>Application 12/0989/PA - the demolition of existing and erection of replacement garden centre near Pembroke Dock, net A1 and A3 use class floorspace permitted 714.6sq m, net. Information on the reasons for these approvals is provided below:</p> <p>The 12/0829/PA Sainsbury's permission was granted on the basis that the proposed superstore met the sequential test for retail development, would have a limited impact on stores within the town centre, would be within walking distance of the town centre and had the potential to reinforce the role of the town at the top of the county's retail hierarchy including potential benefits in the claw-back of trade presently lost outside the County. The provision through the planning application of infrastructure specifically intended to facilitate the delivery of residential development was also accorded significant weight as it positively assisted in the delivery of a strategically important housing development.</p> <p>Application 12/1112/PA for Marston's 59 bedroom hotel and pub/restaurant was identified as complying with Policy GN.17 (Self-catering and Serviced Accommodation) of the LDP. No A1 use class floorspace was proposed as part of the development. Instead the application proposed a restaurant and public house which is A3 use class. The Committee report noted that whilst the LDP seeks to control A1 retail uses outside town centres, there are no such restrictions on hotels and public house uses. In any event, the planning application was accompanied by a sequential test assessment which concluded that there were no other suitable, available or viable sequentially preferable sites currently available in Haverfordwest. The Committee report also concluded that the proposal would not undermine the retail hierarchy of the LDP or the</p>						

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
<p>viability of the town centre.</p> <p>With regards to Application 12/0989/PA, the Garden centre proposal was for a replacement to an existing Garden Centre which resulted in a net reduction of A1 use class retail floorspace of 663sq m.</p> <p>In conclusion all of the major retail, office and leisure development permissions described above were considered appropriate given the particular circumstances of the applications. They do not indicate any particular issue with the policies of the LDP and therefore no further investigation is required at this time.</p> <p>With regard to the further indicator examining the level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 small scale retail or G.10 farm shop, PCC has considered all of those applications which resulted in a net gain of A1 use class floorspace, of which 96% were permitted outside town centres. This figure is entirely influenced by the permissions for applications 12/0829/PA for a Sainsbury's store and 12/0989/PA for a Garden centre. Together these two applications represent 100% of the total permitted A1 use class floorspace outside town centres (other than those schemes approved under GN.15 Small Scale Retail or GN.10 Farm Shops). The reasons for these two major permissions are set out above and despite the trigger being met for further investigation, given the particular circumstances surrounding these permissions no further investigation is considered to be currently required.</p> <p>Vacancy levels are generally below those nationally, with Milford Haven town centre being the only exception to this. Lower vacancy rates are in some cases being achieved as a result of increased number of charity shops opening (for example in Haverfordwest). In terms of the primary retail frontages – the towns of Fishguard, Narberth, Pembroke and Pembroke Dock have a concentration of A1 units which is below the target percentage. This will continue to be monitored.</p>						
<p>Strategic Objective: Developing quality visitor economy founded on a distinct sense of place & an outstanding natural & built environment (H)</p>						
Number of applications approved contrary to policies SP5, GN.16 & GN.17, GN.18 & GN.19	No applications approved contrary to	More than 4 approvals in 4	SP 5 0	SP 5	SP 5	

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
(including at appeal).	policies	years.	GN.16 0	GN.16	GN.16	
			GN.17 0	GN.17	GN.17	
			GN.18 0	GN.18	GN.18	
			GN.19 0	GN.19	GN.19	
<p>Summary of Strategic Objective: Developing quality visitor economy founded on a distinct sense of place and an outstanding natural and built environment (H)</p> <p>No applications were approved during the monitoring period which were contrary to any of the Tourism Policies. 3 applications were refused as their proposals were contrary to GN.17 and 3 applications were refused as their proposals were contrary to GN.19. Stakeholders consulted on the AMR proposals identified that it would be helpful to include a summary of proposals gaining permission under Tourism policies as well as reporting on those indicators identified within the AMR. Altogether 26 applications for proposals relating to tourism uses were approved during the monitoring period - these approvals included the following permissions tourism accommodation: 2 hotels, one B&B, a total of 10 units of holiday accommodation, 15 static caravans, the upgrading of touring pitches to static pitches and the relocation of static caravans within a site. Planning permission was also given for a range of uses relating to existing facilities including new dining blocks and other facilities relating to existing camping and caravan facilities. A temporary permission was given for the Urdd Eisteddfod site and permission was also granted for extensions to existing Tourism activity centres including permission for a play area and a zoo enclosure.</p> <p>The range of tourism permissions granted alongside the evidence of compliance with policies suggests that the policies of the Plan are allowing for a range of appropriate tourism developments to take place under the strategy of the LDP.</p>						

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
Strategic Objective: Sustaining & enhancing the rural & urban economy (C)						
(Core) New employment land developed (ha/sq m). New employment land developed for offices (ha/sq m) New employment land developed for industry & warehousing (ha/sq m).	100 ha developed by 2021	Less than 45ha developed by 2017.	1,154.11ha developed at 2013 ¹⁷ These figures sub-divide as follows: 13.20ha developed for offices 1,140.91ha developed for industry / ware-housing			
Area of land permitted on non-allocated sites (ha / sq m).	10% of total employment land permitted.	50% below target.	Totals permitted on unallocated sites: 3,022.84sq m B1 7,646.00sq m B2 3,455.50sq m B8 -76.34sq m other Totals permitted on allocated sites: 173,550.00sq m B1 (no B2, B8 or other)			

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

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
			Unallocated = 0.075% of total (14,048sq m / 187,598sq m).			
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	Black-bridge	Black-bridge	
			Pembrokeshire Science & Technology Park 0	Pem-broke-shire Science & Tech-nology Park	Pem-broke-shire Science & Tech-nology Park	
			Withybush Business Park 0	Withy-bush Busi-ness Park	Withy-bush Busi-ness Park	
			Trecwn 0	Trecwn	Trecwn	

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
Progress towards delivery of mixed use sites: a) Haverfordwest – Old Hakin Road b) Johnston Arnold’s Yard c) Dale Road, Hubberston	66% delivered by 2021	Sites do not have planning permission by Plan Review (2017).	Haverfordwest – Old Hakin Road Since LDP adoption, an application to vary conditions on the 2012 consent has been received ¹⁸ .	Haverfordwest – Old Hakin Road	Haverfordwest – Old Hakin Road	
			Johnston Arnold’s Yard 0	Johnston Arnold’s Yard	Johnston Arnold’s Yard	
			Dale Road Hubberston 0	Dale Road Hubberston	Dale Road Hubberston	
(Core) The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).	Maintenance of the hard rock & sand & gravel landbanks for the duration of the Plan (to 2021) & for 10 years (hard rock) & 7 years (sand & gravel) beyond the Plan period	Further investigation if land bank drops to 12 years (hard rock) or 9 years (sand & gravel), to ensure sufficient provision at end	See Minerals Note 1, below.			

¹⁸ Approved in August 2014.

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
		of Plan period. Monitor tonnage permitted.				
Number of applications that would reduce the mineral resource safeguarded by the Plan.	0	More than 4 approvals in 4 years.	See Minerals Note 2, below. 189 approved applications between 28/02/13 and 31/03/14 were outside a Settlement Boundary and within the mineral safeguarding area. Of these: For 71, Policy GN.22 should probably have been a consideration ¹⁹ . For 100, Policy GN.22 was unlikely to have been a significant consideration. 14 were agricultural notifications. 4 were prior notifications.			

¹⁹ Of the 71 applications where GN.22 should probably have been a consideration, the issue was considered in only 2 decisions. In each instance the conclusion reached was that no prior extraction was required. This does not imply that, in the remaining 69 cases, it would necessarily have been required, but it should have been considered. This has been addressed for the future by publication of a Good Practice Guidance Note on the application of policy GN.22 (March 2014).

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
Progress towards fulfilling the commitment to find alternative locations for minerals production in non-National Park locations within Pembrokeshire & / or elsewhere in SW Wales.	Regional discussions to resume by 2014 & Significant progress towards identification of new mineral reserves in the County & / or SW Wales region demonstrated by 2018	No trigger, but narrative to update on position.	See Minerals Note 3, below.			
<p>Summary of Strategic Objective: Sustaining and enhancing the rural and urban economy (C):</p> <p>The Employment Land Survey results indicate a slight drop in overall availability of employment land between 2011 and 2013, which in part reflects changes in employment allocations between 2011 and 2013 and in part the consequences of economic downturn. The figures for overall availability far exceed both the 100 hectare target for 2021 and the 45 hectare trigger for 2017.</p> <p>Turning to employment permissions since LDP adoption, allocated sites have provided 173,550sq m provision, all in use class B1. Provision on unallocated sites has been significantly less – 3,023sq m in use class B1, 7,646sq m in use class B2 and 4,385sq m in use class B8 (there was also a loss of 76sq m for other (employment-related) uses). Unallocated land thus provides 0.086% of the employment permissions. This is comfortably within the 10% target figure and the trigger for further investigation of 50% below the target figure.</p> <p>There has been limited progress towards delivery of the strategic employment sites. The target for 2021 is 75% delivery and there are triggers for further investigation if there has been no development at Blackbridge by 2018 and the three other sites by March 2017. The Authority will</p>						

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
<p>continue to monitor uptake.</p> <p>At Blackbridge, there have been no planning applications received in the post LDP adoption period. Welsh Government and Pembrokeshire County Council are the main landowners and in the former case, additional land is owned beyond the allocation boundary. Welsh Government has invited expressions of interest for the area in its ownership. This site is within the recently declared Haven Waterway Enterprise Zone.</p> <p>At the Pembrokeshire Science and Technology Park, development got underway several years ago with the construction of the Bridge Innovation Centre. However, there have been no planning applications submitted in the post LDP adoption period. This site is also within the Haven Waterway Enterprise Zone.</p> <p>Some parts of the Withybush Business Park site have already been developed. There is also road infrastructure in place which will serve undeveloped parts of the site. This site is within the Haven Waterway Enterprise Zone. There have been no employment-related planning applications submitted in the post LDP adoption period.</p> <p>At Trecwn, buildings and infrastructure relating to earlier military uses remain, and consent was granted for a diesel-fired peaking plant in 2012. There is an undetermined application for a wood-burning power station, but the site area is beyond the allocation boundary.</p> <p>There has been little progress towards delivery of the three mixed-use allocations since LDP adoption. The target is for 66% delivery by 2021, with a 2017 trigger for further investigation of sites that do not have planning permission by that date.</p> <p>At Old Hakin Road, Merlins Bridge, planning permission for mixed use development was first granted in 2004, since when there have been various renewals, reserved matters approvals and modifications, the most recent of which was approved on 01/08/14.</p> <p>At Arnold's Yard, Johnston, there are no recent planning applications and historic uses have ceased.</p> <p>At Dale Road, Hubberston, Milford Haven, in 2004 planning consent was granted on the western part of the site for various engineering operations. On the eastern part of the site, housing applications were refused in 2006 and 2008. There have not been any planning applications since LDP adoption.</p>						

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
<p>Regarding minerals, the land-bank position is for the most part satisfactory at present, but there is a need to prepare for the eventual cessation of minerals production in National Park locations and this is being addressed in a spirit of co-operation with neighbour Local Planning Authorities in SW Wales, through a re-convened minerals planning group.</p> <p>The most pressing issue concerns identification of future site(s) for terrestrial sand and gravel production in SW Wales (but probably not in National Park locations) and minerals operators in SW Wales will be invited to assist the four Authorities in a search process.</p> <p>There are some concerns over the safeguarding of the economic mineral resource of the Plan area, one aspect of which is to seek prior extraction of shallow mineral reserves where development is proposed in the safeguarded area. There are often good reasons why prior extraction may not be possible, but nonetheless removal of reserves may not be happening as often as it should. Good practice guidance has recently been prepared to raise the profile of this matter and to give practical advice on its consideration in the course of evaluating the merits of planning applications in the safeguarded area. A change the wording of this indicator is proposed for the next AMR (see Minerals Note 2, below).</p>						

Minerals Note 1

The Regional Technical Statement for Aggregates for North Wales and South Wales, 1st Review, was finalised, ready for sign off in March 2014²⁰.

The apportionments and allocations for land-based hard rock and sand and gravel production within Pembrokeshire, the Pembrokeshire Coast National Park, Ceredigion and Carmarthenshire have been combined in the 1st Review document. This is to encourage co-operation between the four Authorities in finding a long-term solution to the aspiration of reducing future production of aggregates within the Pembrokeshire Coast National Park, once existing permitted reserves in that area have been exhausted.

²⁰ published outside the reporting period, on 1st August 2014

The last published Annual Report from the South Wales Regional Aggregates Working Party is that for 2012. This records Crushed Rock Aggregate reserves of 96.01 million tonnes at 31st December 2012 for an area covering the former Counties of Dyfed and West Glamorgan and a land-bank reserve in Pembrokeshire (excluding the National Park) of 79 years.

For land-won sand and gravel, production in 2012 was 0.27 million tonnes for Pembrokeshire, Carmarthenshire and Ceredigion County Councils and the Pembrokeshire Coast National Park. The reserve figure was unpublished for reasons of confidentiality.

Additionally, 21,037 tonnes of marine-dredged aggregates (mostly sands) were landed in Pembrokeshire (at Pembroke Dock wharf) in 2012.

The Council's revised LDP background paper on the minerals land-bank calculation summary statement in July 2012²¹ indicates a combined PCC and PCNPA land-bank for hard rock of 36.47 years (sufficient for 26.97 years at the end of 2021) and of 17.86 years for sand and gravel (sufficient for 8.36 years at the end of 2021). PCC-only figures were also provided. On this basis, no minerals allocations were made by the LDP.

The 8.36 years figure for the sand and gravel reserve at 2021 is slightly below the 9-year figure that triggers further investigation but, in accordance with LDP paragraph 5.35, this is taking place through the workings of the South West Wales Mineral Planning Group, as discussed later in this report.

Between LDP adoption (28th February 2013) and 31st March 2014, only one minerals application was approved, for an extension to Tangiers Farm quarry, near Haverfordwest.

Minerals Note 2

The safeguarded mineral resource of the Plan area excludes all locations within Settlement Boundaries, but outside this area covers extensive tracts of open countryside.

Planning applications in areas outside Settlement Boundaries and within the safeguarded mineral resource are numerous. There were 189 planning approvals in such areas in this reporting period.

Policy GN.22 requires prior extraction of the mineral resource where development is proposed that would sterilise it, but only where this is feasible in terms of economic, environmental and other planning considerations.

²¹ This provides the minerals reserve position at 2012 and was carried out in accordance with the requirements of MTAN1 on Aggregates

The Council published a good practice guidance note on this matter in March 2014, to clarify interpretation and implementation of the policy. Amongst other things, this explains that for householder applications and applications within domestic property boundaries, the mineral resource beneath the site is already likely to have been sterilised and therefore there is no purpose in pursuing prior extraction. Nor can prior extraction be contemplated in certain other circumstances, for instance on change of use applications.

Taking these matters into consideration, and reflecting the instances where economic and environmental considerations preclude prior extraction, the number of applications where it might be a realistic consideration significantly reduces.

The Council will, if necessary, refine the content of the good practice advice note. It also believes that the indicator may need to change, as neither the zero target nor the 4 application figure for further investigation are realistic, given the volume of countryside planning applications received in the Plan area. It is therefore proposed that for the next AMR, the indicator will measure the 'number of applications approved contrary to Policy GN.22'. It is not considered that this change will compromise the intentions that supported the inclusion of the earlier indicator.

Minerals Note 3

The land-bank in SW Wales for hard rock production sites outside the National Park is extensive and the eventual cessation of National Park production is unlikely to be problematic. However, for sand and gravel the land-bank is less substantial and new terrestrial production sites will need to be identified.

The Regional Technical Statement for Aggregates for North Wales and South Wales, 1st Review, encourages co-operation between the four Authorities, to find a long-term solution to the aspiration of reducing future production of aggregates within the Pembrokeshire Coast National Park, once existing permitted reserves have been exhausted.

Arrangements have been put in place to reconvene the South West Wales Mineral Planning Group²² to undertake this work. This group comprises representatives from Pembrokeshire, Carmarthenshire, Ceredigion and Pembrokeshire Coast National Park local planning Authorities.

²² First meeting 10th April 2014, future meetings at approximately 6 monthly intervals, with the intention of canvassing suggestions for future production sites for terrestrial sand and gravel production in south-west Wales

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LDP Indicator	Target	Trigger	Outcome		
			1 st April 2013 – 31 st March 2014	2015	2016
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		
Annual dwelling completions & commitments.	Average of 500 new completed dwellings per year over first 4 year period Average of 640 new completed dwellings per year in remaining years	10% below target.	459 (2013-2014 Housing Survey)		
(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.			

Plan Review

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
Progress towards delivery on the following housing sites: a) Slade Lane South, Haverfordwest b) Slade Lane North, Haverfordwest a) Maesgwynne, Fishguard b) Shoals Hook Lane	All sites should deliver identified units anticipated in the Plan by 2021	Development not commenced by the following dates: a) Slade Lane South, Haverfordwest – 2017 b) Slade Lane North, Haverfordwest – 2020 c) Maesgwynne, Fishguard – March 2017 d) Shoals Hook Lane – March 2017.	Slade Lane South Planning permission in place (outline) 12/0830/PA for 729 residential properties, a Superstore and Petrol Filling Station across Slade Lane South and Slade Lane North.	Slade Lane South	Slade Lane South	
			Slade Lane North As Above	Slade Lane North	Slade Lane North	
			Maesgwynne Planning permission in place - 07/1454/PA (outline) – residential and 08/0829/PA (RM) – residential.	Maesgwynne	Maesgwynne	
			Shoals Hook Lane 0	Shoals Hook Lane	Shoals Hook Lane	
Affordable Housing percentage target in GN.27	Target will reflect economic circumstances	Should average house prices increase by 5% above the base	Base price September – December 2012 was £155,000. No increase by 5% over 2 quarters through monitoring			

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
		price of 2012 levels sustained over 2 quarters then the Authority will consider other triggers identified in the Affordable Housing SPG & may conduct additional viability testing & modify the targets established in GN.27 & GN.28	(see LDP Affordability Index June 2014).			
(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)			

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
Total number of affordable homes granted planning permission.	980 by 2021	If less than 50% of target by Plan Review (2017).	323			
Number of affordable homes gaining planning permission through planning obligations.	476 by 2021	If less than 50% of target by Plan Review (2017).	232 with financial contributions of £395,207.25 on section 106 agreements signed in the last financial year. (This includes 182 Affordable Homes to be provided on the Slade Lane site in Haverfordwest).			
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 and 12/0977/PA at Saundersfoot (outside PCNPA) for 18 units). All units permitted on exception sites during this period were delivered by Registered Social Landlords, so numbers are also included in figures below of number of			

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
			affordable homes permitted delivered by RSLs)			
Number of affordable homes permitted delivered by Registered Social Landlords.	401 by 2021	Investigation if less than 200 by Plan Review (2017).	88 permissions gained by PHA and Tai Cantref (excludes RM).			
Number of rural workers dwellings granted planning permission	40 by 2021	50% of target.	3			
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).			
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;	Further investigation if affordable	323 gained planning permission out of a total of 1,547 new			

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
	affordable housing to be at least 15% of overall permission & completion.	housing is less than 12.5% of overall permissions.	houses permitted. (20%) 73 affordable units built 2013-2014 ²³ , out of a total of 459 built ²⁴ (15.9%).			
Proportion of housing development fulfilling affordable housing contributions sought by the authority.	75% of development to meet or exceed contribution rate; 95% of development to make some form of contribution to affordable housing.	10% on targets.	86.2% of housing proposals provided Affordable Housing contributions. (50 out of 58 applications where AH contributions could have been sought).			
(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	Hub Towns	
			Rural Settlements 27 dph	Rural Settlements	Rural Settlements	

²³ Source PCC WG Affordable Housing return

²⁴ 2013-2014 Housing Survey

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
Average density of housing permitted on windfall sites.	30 dph in Hub Towns & 25 dph in Rural settlements.	Further investigation if less than 25dph in urban areas & less than 20dph in rural areas.	Hub Towns 92 dph ²⁵	Hub Towns	Hub Towns	
			Rural Settlements 20 dph	Rural Settlements	Rural Settlements	
Number of sites & pitches permitted & completed for gypsies & travellers accommodation.	40 additional Gypsy Traveller pitches are provided by the end of 2015.	Less than 40 permitted by the end of 2015.	15 pitches permitted since GTANA 2010 (12 on private sites, 3 on a public allocated site). 5 pitches permitted post LDP adoption (11/0093/PA, 13/0345/PA and 13/0790/PA).			
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).			
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.				

²⁵ This figure is significantly higher than densities achieved elsewhere due to the high number of flat/apartment developments which are classed as urban windfall.

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
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			
Number of applications approved contrary to the protective aim of Policy GN.33.	0	3 over 3 years.	0			
<p>Summary of Strategic Objective: Developing vibrant communities providing a range and mix of homes and local services (D) (See also indicators for sustaining and enhancing the rural and urban economy):</p> <p><u>Housing</u></p> <p>The Joint Housing Land Availability Study (JHLAS) for 2012-2013 is the latest published document available for this AMR. This indicates that PCC has a 4.9 year land supply which is below the trigger for further investigation established by the AMR. As set out in the JHLAS, PCC is only 50 units below that required for a 5 year land supply and considers that, in practice, a number of factors combine to ensure that the fact that the land supply falls short of the five year requirement by 50 units, will not have a detrimental impact on the operation of the housing market in Pembrokeshire. These include:</p> <ul style="list-style-type: none"> - The relatively high number of units in category 3i, (4,667): land that could be brought forward readily in response to improving market demand; - The increasing capacity for and buoyancy of small sites (predominantly ‘windfalls’) in the housing market, following adoption of the LDP; - The Development Sites Supplementary Planning Guidance, adopted since the base date for the 2013 Study (PCC: to assist developers in bringing forward developments by providing information on site allocation constraints and infrastructure requirements and general information applicable to any potential sites coming forward;) - Finalisation of the planning consent for Slade Lane north and south in the 2013-14 Study period: Detailed consent, with the incorporation of superstore and petrol station likely to act as a catalyst for the infrastructure requirements of the site and for housing delivery. <p>Work on the 2013-2014 JHLAS has also identified that a number of the LDP allocations which had been considered outside the 5 year land</p>						

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LDP Indicator	Target	Trigger	Outcome			Plan Review		
			1 st April 2013 – 31 st March 2014	2015	2016			
<p>supply because of capacity issues at Waste Water Treatment Works can now be included within the 5 year land supply because of confirmation from Dŵr Cymru of progress in delivering planned improvement works. PCC will continue to monitor its land availability closely.</p> <p>Stakeholders have asked the Authority to include information within the AMR on the split between large and small sites of available sites. The 2013 JHLAS indicated a total 5 year land supply of 3,506 of which 2,836 was on sites of over 5 units and 670 on sites of below 5 units (the small sites figure is an estimate based on historic completion levels).</p> <p>Other housing indicators suggest good progress is being made, both in terms of permissions granted and in terms of units built. 459 new dwellings were built in this monitoring period. Of these 15.9% (73) were affordable housing units. This met the target for the percentage of affordable housing units built.</p> <p>In terms of the strategic housing sites identified in the Plan, planning permission has been gained for 729 residential homes on the sites identified at Slade Lane North and Slade Lane South in Haverfordwest. There is significant infrastructure required to develop this site including new access arrangements, upgrades to the sewerage system the provision of land for a new primary school, financial contributions for primary school provision, affordable housing provision and open space provision as well as other financial contributions for community facilities. The Supermarket permitted on part of this site is considered an enabling element of the development, to ensure that the whole scheme is viable. No planning applications have been received on Shoals Hook Lane in Haverfordwest. In Fishguard, the Maesgwynne site has an existing permission on part of the site. A new planning application was received to extend the time period for the submission of reserved matters but after the base date of this report.</p> <p>From those residential developments on which PCC was able to seek contributions towards affordable housing it did so on 86.2%. This is slightly below the identified target but has not hit the trigger for further investigation. The policy framework allows for non-provision of Affordable Housing in circumstances where there are viability issues, or where a greater need is identified for other contributions. Given this framework, an 86.2% negotiation rate is viewed as being appropriate and does not require further investigation. In total 323 Affordable Homes gained planning permission, of these 232 affordable homes were negotiated through section 106 legal agreements, with financial contributions of £395,207.25 signed in the last financial year. In addition to these contributions, the Registered Social Landlords gained planning permission for 88 new Affordable Housing units. 3 planning permissions were given for Rural Workers Dwellings – as these can also be used as Affordable Homes, they have been included in the total figure. PCC is monitoring the number of permissions given on exception sites – in 2013-2014 a total of 47 units gained planning permission, significantly higher than the Plan's targets. This is due to two large exceptions sites developed by Registered Social Landlords in Sclledau (27) units and in Saundersfoot (outside PCNPA) (18 units). In line with commitments in</p>								

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
<p>the SPG and AMR, PCC is continuing to monitor house prices and other indicators to assess whether any changes are required to the levels of Affordable Housing contributions set out as indicative targets. Monitoring to date has indicated that no change is necessary and the targets of the Plan remain appropriate (see LDP Affordability Index June 2014).</p> <p>Whilst levels of need for Affordable Housing are still acute in Pembrokeshire with a need for 1,641 affordable homes a year (2014 LHMA) (significantly more than the number of market dwellings built each year), the Plan is successfully delivering high levels of Affordable Housing, giving planning permission for 323 units out of a total Plan target of 980 in the first year of monitoring. 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 2013-2014 no suitable schemes were identified and therefore no commuted sums were paid to RSLs by the Authority.</p> <p><u>Gypsy Traveller Provision</u></p> <p>In terms of Gypsy Traveller pitches, since the GTANA assessment took place in 2010, 15 additional pitches have gained planning permission, demonstrating good progress towards providing an additional 40 pitches by the end of 2015. Of these 5 gained permission post LDP adoption and 3 are on the allocated extension at Castle Quarry. Work is ongoing to enable the delivery of the allocation of 15 pitches at Kingsmoor, Kilgetty – the major issue remaining is de-registration of the Common Land on which the proposed extension would be sited. The Authority is committed to monitoring need and an updated Gypsy Traveller Accommodation Needs Assessment was conducted by the Authority at the end of 2013, indicating a need for 49 pitches by the end of 2018 – the LDP allocations will contribute to meeting some of this need.</p> <p>In terms of the LDP, current allocations and policies are enabling both private and allocated sites to gain permission and on this basis no further investigation is required at present.</p>						
<p>Strategic Objective: Delivering design excellence & environmental quality (B) & Protecting & enhancing the natural & built environment (J)</p>						
Number of planning permissions granted contrary to Policy GN.1, the protective aim of criterion 3.	0	More than 4 such permissions in 4	6			

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LDP Indicator	Target	Trigger	Outcome			Plan Review	
			1 st April 2013 – 31 st March 2014	2015	2016		
		years.					
Number of housing permissions within Settlement Boundaries as a percentage of all housing permissions.	98% ²⁶	5% a year outside settlement boundaries over 4 years.	6%				
Number of permissions approved contrary to Policy SP16.	0	More than 4 in 4 years.	0 (37 applications refused as contrary to SP16)				
(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				
Amount of Greenfield lost to development outside settlement boundaries.	None (No target)	None (No trigger)	338.98 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				

²⁶ This is recorded in Appendix 5 of the LDP as 2%, which reflects the monitoring target of 98% of housing permissions being within settlement boundaries, and 2% being outside them.

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
Number of planning permissions granted contrary to the aim of Policy GN.37.	None	More than 4 in 4 years.	0 ²⁷			
Number of planning permissions, listed building consents & SAM consents granted contrary to Policy GN.38.	None	More than 4 in 4 years.	3			
(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%)			
(Core) Amount of waste management capacity permitted	No target	No trigger.	There were four waste planning approvals between 28/02/13 and 31/03/14 – at Waterloo (Pembroke Dock), Merlins Bridge, Winsel and Brawdy. These provide 3.65ha of additional capacity. One of the applications is for an effluent treatment plant, underground pipeline and discharge point.			

²⁷ 2 applications were approved, however ecological management plans and other conditions were applied to one, and the other application was not deemed to have a negative effect on biodiversity.

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
			The linear extent of the pipeline is 1,271 metres. A further application at Langdon was refused – this was subject to an appeal (no decision at 31/03/14, but appeal dismissed on 02/09/14).			
Progress towards finding a new Civic Amenity Site to serve SE Pembrokeshire.	Provision of new site by 2015.	No planning permission in place by April 2014 & if site is not operational by 2015.	It has not proved possible to find a new site within the National Park, but a planning application has been submitted for a new civic amenity site and recycling centre within the Council's planning area, at Devonshire Drive, near New Hedges. This application was undetermined at 31/03/14, but was conditionally approved on 17/07/14 (application 13/1110/PA).			
Winsel – Provision of extension to civic amenity site	Scheme implemented	No planning permission in place by April 2014 & if site is	Planning permission was granted on 0.23ha of the allocated site on 08/05/13. This permits an extension to the			

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
		not operational by 2015.	existing civic amenity site, for a materials 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 number of applications approved in spite of being contrary to the requirements of Policy GN.1, criterion 3 was significantly higher than the trigger for further investigation for this policy, and all of which were in relation to renewable energy schemes. Decisions on five of these applications were made in accordance with the recommendation of the planning officer. The sixth application found to be contrary to Policy GN.1(3) was conditionally approved against the recommendation of the planning officer. In all cases, it was judged that although the proposals were contrary to GN.1(3), the adverse effects on landscape character, quality and diversity would be minimal and were environmentally acceptable. In each case, the applications were considered to accord with Policy GN.4, this being given greater weight in the decision making process than the non-compliance with GN.1(3). Officers will continue to monitor this issue. Given that renewable energy projects, particularly wind turbines, will inevitably have some adverse impacts on landscape, it may be necessary to re-evaluate the detailed wording of GN.1(3) at Plan review. The general support given by the LDP to renewable energy projects, through the provisions of Policy GN.4, should only be given less weight in the decision making process than landscape considerations where there is risk of significant harm, particularly where this extends into National Park locations.</p> <p>The area of Greenfield land permitted for development which is not otherwise allocated is significantly higher than the target of 0ha. Investigation of the type of development permitted suggests that the target for this is inappropriate and the high levels of development on Greenfield land are appropriate. Many of the applications are for renewable energy proposals (including wind turbines and solar arrays). In the case of proposals for solar arrays and wind turbines, whilst a large area of Greenfield land is covered by the permission, such permissions are generally for a 25 year period, beyond which the land will be returned to its former status. Other proposals given permission include a range of uses such as those relating to agriculture (sheds and slurry lagoons), with a small area permitted for residential use (for example on exception sites). The Authority will continue to monitor this area.</p>						

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LDP Indicator	Target	Trigger	Outcome			Plan Review
			1 st April 2013 – 31 st March 2014	2015	2016	
<p>Of housing permissions, 6% were outside settlement boundaries and within countryside locations. The trigger for further investigation for this is over 5% over 4 years, so the Authority will continue to monitor this indicator.</p> <p>The trigger for permissions, listed building consents and SAM consents granted contrary to Policy GN.38 has also been met, with 3 applications approved despite being identified as being contrary to GN.38. In each of the three cases the proposals were for renewable energy applications (one wind turbine and two solar array applications). In all cases limited adverse effects on the historic environment were identified, however the schemes were all identified as being environmentally acceptable as required by Policy GN.4. 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 LDP adoption and 31.03.14 was 3.65ha on four sites (at Waterloo, Pembroke Dock; Merlins Bridge; Winsel; and Brawdy). The Merlins Bridge site is for an effluent treatment works, pipeline and discharge point and the pipeline element has a linear extent of 1,271m rather than a site area. There are no targets or triggers relating to this indicator. There are two further indicators relating to waste. The first of these monitors progress towards finding a new civic amenity site to serve SE Pembrokeshire. The target is provision of a new site by 2015 and the trigger for further investigation is if there is no planning permission in place by April 2014 and if a site is not operational by 2015. A planning application was submitted for a new civic amenity site and recycling centre within the Council's planning area, at Devonshire Drive, near New Hedges. This was undetermined at 31.03.14, but was subsequently conditionally approved on 17.07.14 (application 13/1110/PA). The second indicator monitors progress towards provision of an extension to Winsel Civic Amenity Site. The target is scheme implementation and the trigger for further investigation is no planning permission being in place by April 2014 and the site not being operational by 2015. Planning permission was granted on 11.05.13 for an extension to the Civic Amenity Site and for provision of a new Materials Recovery Facility. This is on a 0.23 hectare site, which forms a modest proportion of the larger LDP allocation.</p>						

Appendix 2 – LDP Monitoring Framework for 1st – 31st March 2013

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

A number of Planning Applications signed off after LDP adoption were awaiting section106 agreements, and were determined under the JUDP, these are not included in this analysis.

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

AG – Agricultural Notifications

TF – Tree Felling

HG - Hedgerows

LB – Listed Buildings

CA – Conservation Areas

AD – Advertisements

Pr Notf – Prior Notifications

OHL – Overhead Lines

EIA – Applications on which Environmental Impact Assessments were also required

A number of the monitoring requirements are based on figures from the Authorities annual survey work; these are therefore marked as N/A for the March 2013 analysis.

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LDP Indicator	Target	Trigger	Outcome
			March 2013
Total Number of Planning Applications determined under the LDP in March 2013 (excluding Tree Surgery, Agricultural Development, Section 73 & Listed Buildings):	-		52 Approved: 47 Refused: 5
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.	0 (no applications)
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.	Hub Town N/A
			Rural Town N/A
			Service Centre N/A
			Service Village N/A
			Large Local Village N/A

Plan Review

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
			Small Local Village N/A	
			Open Countryside N/A	
Area of land safeguarded for transport related proposals lost to development.	0%	Any loss will require investigation	0% (no applications)	
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.	+3 applications ²⁸ (0.07ha, playgroup, Pembroke Dock 12/0619/PA) (0.07ha health club, Pembroke Dock 12/0930/PA) (1.09ha, car park at Withybush Hospital 12/0982/PA)	
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		

²⁸ Other applications referencing change of use from one community facility to another have not been counted – e.g. 12/0975/PA change of use from public house to playgroup.

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
(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.	0	
Amount of open space (m2) permitted in relation to overall number of dwellings permitted.	Provision of public open space at a rate of more than 25% below the standard requirement (as set out in SPG)	Provision of public open space at a rate of more than 35% below the standard requirement (as set out in SPG) at Plan Review (2017).	0m ²	
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 N/A	
			Former Dewhirst factory site N/A	
			Goodwick Parrog N/A	
Progress towards delivery of safeguarded transport schemes.	All delivered by 2021	If finance has not been secured for a project by Plan Review (2017).		

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
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 0	
			SP 14 0	
			GN.12 0	
			GN.14 0	
(Core) Amount of major retail, office & leisure development (sq m) permitted in town centres expressed as a percentage of all major development permitted (TAN 4)*	100% (figure to exclude schemes which are allocated sites outside town centres)	90% of target	N/A	
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.	N/A	
Progress towards delivery of Retail allocations.	100% delivered by end of Plan period.	Any allocations which have not gained planning permission by Plan Review (2017).		

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
Change of presence of A1 uses (unit numbers & floorspace) in primary retail frontages.	At least 66% of the linear frontage is A1 use class within primary frontages	Less than target.	N/A	
Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary).	Vacancy levels are no higher than the national (UK) average	Vacancy levels 5% higher than national (UK) average.	Haverfordwest N/A	
			Pembroke Dock N/A	
			Milford Haven N/A	
			Pembroke N/A	
			Fishguard N/A	
			Narberth N/A	
Strategic Objective: Developing quality visitor economy founded on a distinct sense of place & an outstanding natural & built environment (H)				
Number of applications approved contrary to policies SP5, GN.16 & GN.17, GN.18 & GN.19 (including at appeal).	No applications approved contrary to policies	More than 4 approvals in 4 years.	SP 5 0	
			GN.16 0	

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
			GN.17 0	
			GN.18 0	
			GN.19 0	
Strategic Objective: Sustaining & enhancing the rural & urban economy (C)				
(Core) New employment land developed (ha/sq m). New employment land developed for offices (ha/sq m) New employment land developed for industry & warehousing (ha/sq m).	100ha developed by 2021	Less than 45ha developed by 2017.	N/A	
Area of land permitted on non-allocated sites (ha/sq m).	10% of total employment land permitted.	50% below target.	2.6ha	
Progress towards delivery of strategic employment sites: e) Blackbridge f) Pembrokeshire Science & Technology Park g) Withybush Business Park	75% delivered by 2021.	Development not commenced by the following dates: a) Blackbridge (2018) b) Pembrokeshire Science & Technology Park (March	Blackbridge N/A Pembrokeshire Science & Technology Park N/A	

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
h) Trecwn		2017)	Withybush Business Park	
		c) Withybush Business Park (March 2017)	N/A	
		d) Trecwn (March 2017)	Trecwn N/A	
Progress towards delivery of mixed use sites: d) Haverfordwest – Old Hakin Road e) Johnston Arnold’s Yard f) Dale Road, Hubberston	66% delivered by 2021	Sites do not have planning permission by Plan Review (2017).	Haverfordwest – Old Hakin Road N/A	
			Johnston Arnold’s Yard N/A	
			Dale Road Hubberston N/A	
(Core) The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).	Maintenance of the hard rock & sand & gravel landbanks for the duration of the Plan (to 2021) & for 10 years (hard rock) & 7 years (sand & gravel) beyond the Plan period	Further investigation if land bank drops to 12 years (hard rock) or 9 years (sand & gravel), to ensure sufficient provision at end of Plan period. Monitor tonnage permitted.	N/A	
Number of applications that would reduce the mineral resource safeguarded by the Plan.	0	More than 4 approvals in 4 years.	N/A	
Progress towards fulfilling the commitment to find alternative locations for minerals production in non-National Park locations within	Regional discussions to resume by 2014 &	No trigger, but narrative to update on position.	N/A	

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
Pembrokeshire & / or elsewhere in SW Wales.	Significant progress towards identification of new mineral reserves in the County & / or SW Wales region demonstrated by 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.	N/A	
Annual dwelling completions & commitments.	Average of 500 new completed dwellings per year over first 4 year period Average of 640 new completed dwellings per year in remaining years	10% below target.	N/A	
(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	30% of allocations should be permitted by March 2017. Investigation if permissions on allocated sites are below 60% of total.	N/A	

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
	be on allocated sites			
Progress towards delivery on the following housing sites: c) Slade Lane South, Haverfordwest d) 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 N/A	
			Slade Lane North N/A	
			Maesgwynne N/A	
			Shoals Hook Lane N/A	
Affordable Housing percentage target in GN.27	Target will reflect economic circumstances	Should average house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters then the Authority will consider other triggers identified in the Affordable Housing SPG & may conduct additional viability testing & modify the targets established in GN.27 &	N/A	

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
		GN.28		
(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.	N/A	
Total number of affordable homes granted planning permission.	980 by 2021	If less than 50% of target by Plan Review (2017).	0 (no applications)	
Number of affordable homes gaining planning permission through planning obligations.	476 by 2021	If less than 50% of target by Plan Review (2017).	0 (no applications)	
Number of affordable homes permitted as Exception sites.	40 by 2021	If less than 20 by Plan Review (2017).	0 (no applications)	
Number of affordable homes permitted delivered by Registered Social Landlords.	401 by 2021	Investigation if less than 200 by Plan Review (2017).	0 (no applications)	
Number of rural workers dwellings granted planning permission	40 by 2021	50% of target.	0 (no applications)	
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.	N/A	

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
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.	N/A	
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.		
(Core) Average density of housing permitted on allocated sites.	30dph in Hub Towns & 25dph in Rural settlements.	Further investigation if less than 25dph in urban areas & less than 20dph in rural areas.	Hub Towns N/A	
			Rural Settlements N/A	
Average density of housing permitted on windfall sites.	30dph in Hub Towns & 25dph in Rural settlements.	Further investigation if less than 25dph in urban areas & less than 20dph in rural areas.	Hub Towns N/A	
			Rural Settlements N/A	
Number of sites & pitches permitted & completed for gypsies & travellers accommodation.	40 additional Gypsy Traveller pitches are provided by the end 2015.	Less than 40 permitted by the end of 2015.	N/A	

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
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.	N/A	
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.	N/A	
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	
Number of applications approved contrary to the protective aim of Policy GN.33.	0	3 over 3 years.	0	
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.	0	

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
Number of housing permissions within Settlement Boundaries as a percentage of all housing permissions.	98% ²⁹	5% a year over 4 years.	N/A	
Number of permissions approved contrary to Policy SP16.	0	More than 4 in 4 years.	0	
(Core) Amount of Greenfield land lost to development (ha) which is not allocated in the Plan.	None	None	Total: 2.43ha ²⁸ 1.44ha (caravan park 12/0574/PA) 0.15ha (storage facility 12/0956/PA) 0.05ha (reserved matters dwelling 12/0957/PA) 0.07ha (electric substation 12/1033/PA) 0.26ha (poultry units 12/0872/PA) 0.19ha (agricultural access 12/0777/PA) 0.27ha (gypsy pitch 12/0958/PA)	

²⁹ This is recorded in Appendix 5 of the LDP as 2%, which reflects the monitoring target of 98% of housing permissions being within settlement boundaries, and 2% being outside of them.

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
Amount of Greenfield lost to development outside settlement boundaries.	None	None	Total: 2.37ha ³⁰ 1.44ha (caravan park 12/0574/PA) 0.15ha (storage facility 12/0956/PA) 0.07ha (electric substation 12/1033/PA) 0.26ha (poultry units 12/0872/PA) 0.19ha (agricultural access 12/0777/PA) 0.27ha (gypsy pitch 12/0958/PA)	
Loss of Open Space as a result of development (ha) which is not allocated in the Plan.	None	None	0	
Number of planning permissions granted contrary to the aim of Policy GN.37.	None	More than 4 in 4 years.	0	
Number of planning permissions, listed building consents & SAM consents granted contrary to Policy GN.38.	None	More than 4 in 4 years.	0	

³⁰ The applications approved on Greenfield land which is not allocated in the Plan are all uses which are acceptable in countryside locations under the Plan's strategy and include proposals for a range of uses including tourism, agriculture, and gypsy traveller accommodation. Such proposals inevitably result in a loss of Greenfield land.

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LDP Indicator	Target	Trigger	Outcome	Review
			March 2013	
(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.	77% 8.58ha ³¹ out of 11.08ha in total	
(Core) Amount of waste management capacity permitted	No target	No trigger.	0	
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.	N/A	
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.	N/A	

³¹ Figure includes household extensions as brownfield land

Appendix 3 – 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	Date project completed	Notes section (changes to information in LDP is in italics / highlighted)
A.40 Llanddewi Velfrey to Penblewin	None	None	Not started		Welsh Government Trunk Road Forward Programme Phase 3 scheme Timing – <i>awaiting WG confirmation of timescales</i> Funding – WG
Improvement to the A.40 west of St. Clears	None	None	Not started		Regional Transport Plan for SW Wales, page 46 - priority 3 scheme Timing – uncertain, but recorded in the RTP as a Trunk Road Priority for SW Wales, which covers the period 2010 to 2015

Local road improvement schemes

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Date project completed	Notes section (changes to information in LDP is in italics / highlighted)
Northern Distributor Network	11/0772/PA – C3013 road	11/0772/PA – implemented	Not started		Regional Transport Plan for South West Wales, pages xv, 71, 73 and 75

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Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Date project completed	Notes section (changes to information in LDP is in italics / highlighted)
– Bulford Road link (Johnston to Tiers Cross)	improvement scheme, conditionally approved 10/09/12				<i>Timing – construction start confirmed for May 2014; scheduled completion Summer 2015</i> <i>Funding – WEFO convergence funding (secured), with WG Local Transport Fund grant and PCC match funding</i>
Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route)	None	None	Not started		Regional Transport Plan for South West Wales pages xv, 71, 73 and 75 <i>Phase 1: Outline design completed 2010;</i> <i>Phase 2: DfT Stage 2 Assessment undertaken in 2007</i> Timing – uncertain, but recorded in the RTP for South West Wales, which covers the period 2010 to 2015 Funding – <i>no current Local Transport Fund Grant commitment</i>
Blackbridge Access Improvement and Waterston Bypass	None	None	Not started		Regional Transport Plan for South West Wales pages xv, 71, 73 and 75 Timing – uncertain, but recorded in the RTP for South West Wales, which covers the period 2010 to 2015 Funding – RTP Grant secured for <i>2012 / 2013</i> to fund the WeITAG Stage 2 Study and part fund the GRIP study <i>WG invited expressions of interest in the development site at Waterston from August 2013,</i>

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Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Date project completed	Notes section (changes to information in LDP is in italics / highlighted)
					<i>with a closing date of summer 2014</i>
Southern Strategic Route – A.477 Nash Fingerpost to Energy Site corridor enhancement	10/0354/PA – Kingsfold Junction, re-alignment of B.4319 and C.3183 junction, conditionally approved 04/10/10 11/1145/PA – C.3183, Maidenwells – new link road and roundabout, conditionally approved 14/08/12 12/0131/PA – N of Glenside, Stoops Lake, Pembroke – re-alignment and widening of A.4075 and landscaping, conditionally approved 14/08/12	10/0354/PA – implemented 11/1145/PA – not started at July 2014 12/0131/PA – not started at July 2014	2012		Regional Transport Plan for South West Wales pages xv, 71, 73 and 75 Timing – most elements now implemented The scheme is recorded in the RTP for South West Wales, which covers the period 2010 to 2015 Funding – scheme completion will follow as funding becomes available

Bus and rail interchanges

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Date project completed	Notes section (changes to information in LDP is in italics / highlighted)
Fishguard (bus focal point)	None	None	Not started		Regional Transport Plan for South West Wales, pages xv, 70, 72 and 74 Timing – uncertain, but recorded in the RTP for South West Wales, which covers the period 2010 to 2015 <i>Potential component of Town Centre School Site re-development</i> Funding – <i>no current Local Transport Fund Grant commitment</i>
Goodwick Railway Station (bus/rail interchange) (although not mentioned in the RTP, an inter-modal freight transfer station could be constructed here)	None	None	2012	2012 (new station building)	Regional Transport Plan for South West Wales, pages xv, 75 Timing – <i>the station re-opened in May 2012</i> Funding – <i>WG Regional Transport Plan Grant</i> <i>Further funding now sought to complete service provision to the station building</i> <i>The inter-modal freight transfer station is now referred to as an intermodal rail freight terminal</i>
Milford Haven (bus/rail interchange)	None	None	Not started		Regional Transport Plan for South West Wales xv, 70 and 72 Timing – uncertain, but recorded in the RTP for South West Wales, which covers the period 2010 to 2015 – <i>dialogue ongoing with Milford Haven Port Authority, with a view to seeking planning consent in</i>

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Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Date project completed	Notes section (changes to information in LDP is in italics / highlighted)
					<i>2014</i> Funding – <i>no current Local Transport Fund Grant commitment</i>
Pembroke Dock (bus/rail interchange)	12/0375/PA – land E of Water Street and N of Pembroke Dock Railway Station – public transport interchange – conditionally approved 31/10/12	12/0375/PA	Not started		Regional Transport Plan for South West Wales, pages xv, 70 and 72 Timing – uncertain, but recorded in the RTP for South West Wales, which covers the period 2010 to 2015 Funding – <i>limited Local Transport Fund Grant secured for 2014/15 for Phase 1 construction</i>

Rail network improvements

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Date project completed	Notes section (changes to information in LDP is in italics / highlighted)
Clunderwen Railway Station improvement	None	None	2013	2013	Regional Transport Plan for South West Wales, pages xv, 75 Timing – <i>access improvements completed 2013</i> 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	Date project completed	Notes section (changes to information in LDP is in italics / highlighted)
Tenby Park and Ride Scheme (possibly with implications for non National Park locations)	04/0338/PA, 04/1453/PA and 04/1455/PA Each of these applications proposes a business park, foodstore and park and ride facility on land adjacent to the A478 at New Hedges. None of them received planning consent.	None in PCC planning area	Not started		Regional Transport Plan for South West Wales, pages xv, 70, 72 and 74 Timing – uncertain, but recorded in the RTP for South West Wales, which covers the period 2010 to 2015 Funding – <i>‘Sustainable Access Study for Tenby’ completed, 2012.</i> <i>No current Local Transport Fund Grant commitment.</i>

County Council programmed highway schemes

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

Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Date project completed	Notes section (changes to information in LDP is in italics / highlighted)
B.4318 Gumfreston to Tenby Diversion and Improvement, Phase 3	None	None	not started		LDP Candidate Site, submitted by PCC Transportation and Environment Directorate Timing – the final phase of a partially completed scheme, a small element of which is within PCC’s planning area Funding – <i>signage proposed for 2014 / 15, funded by PCC, otherwise no current Local Transport Fund Grant commitment</i>
B.4320 Monkton re-alignment	None	None	Not started		LDP Candidate Site, submitted by PCC Transportation and Environment Directorate Timing – uncertain, but likely to be within the LDP plan period Funding – <i>no current Local Transport Fund Grant commitment,</i>
A.40 High Street to A.487 West Street ('Chimneys' link), Fishguard	None	None	Not started		Scheme linked to broader town centre regeneration, including a new food-store. The concept is supported by WG (the <i>completed</i> road would become part of the trunk road network) to ameliorate highway impacts in the centre of Fishguard. Timing – <i>expressions of interest to be invited from potential developers in summer 2014</i> Funding – the scheme is to be part implemented by

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Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Date project completed	Notes section (changes to information in LDP is in italics / highlighted)
					the development work (i.e. enabling infrastructure linked to the store), with the remainder funding coming from WG.
Haverfordwest to Narberth Shared Use Path	None	None	Not started		<p>Provision of a walking and cycling route from Haverfordwest to Narberth, connecting to National Cycle Network Route 4 at Haverfordwest, also to Bluestone and the developing Pembrokeshire Trail³². Scheme accepted by SWWITCH for inclusion in the RTP <i>project pool</i>.</p> <p>Timing – <i>progress is dependent on access through Slebech Park.</i></p> <p>Funding – <i>no current Local Transport Fund Grant commitment.</i></p>
Haverfordwest Sustainable Town Centre Project	None	None	Not started		<p>Scheme to improve sustainable access arrangements to and within Haverfordwest, targeting primary origin and destination sites, improvements to the street environment and development of infrastructure to support walking, cycling and public transport.</p> <p>Timing – implementation between 2012 and 2015.</p> <p>Funding – <i>WG funding for the Sustainable Travel Centre Project has now ceased. It is envisaged that parts of this project will be progressed through the Haverfordwest Master Plan project (below).</i></p>

³² The route may, in part, run through National Park locations.

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Site Name	Applications Received	Current permissions (at 01/04/14)	Date project started	Date project completed	Notes section (changes to information in LDP is in italics / highlighted)
<p><i>Haverfordwest Master Plan</i> <i>(This scheme is not safeguarded through the LDP, but some aspects of it previously formed part of the Haverfordwest Sustainable Town Centre Project)</i></p>	<p>12/0829/PA – land south of Slade Lane, Haverfordwest – construction and operation of a superstore and petrol filling station, with landscaping and infrastructure, including new junctions, improvements to the local highway network and preparatory earthworks, conditionally approved 31/01/14 (This consent includes proposed modifications to Thomas Parry Way)</p>	12/0829/PA	<i>Not started</i>		<p><i>1. Churnworks Junction Improvement – construction is to be funded through the Local Government Borrowing Initiative.</i> <i>The following aspects of the scheme are at design or feasibility stage:</i></p> <p><i>2. Sustainable travel / shared use path links.</i> <i>3. Bus Station access / egress improvements.</i> <i>4. Mart Road junction improvements.</i> <i>5. Bridgend Square Roundabout improvement (re-modelling).</i> <i>6. Town Centre (Swan Square) enhancement and access project.</i></p>

Appendix 4 – 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. 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 3.

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.

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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).</p>	<p>The 2011 Census has revealed that the percentage of the population over the age of 65 has increased by 2% in 10 years.</p> <p>The LDP does not have a direct influence on population structure. The LDP provides for housing and access to good quality employment which could balance Pembrokeshire's ageing population.</p> <p>Action: Continue to monitor SA Objective.</p>
2. Promote human health and wellbeing through a healthy lifestyle and access to healthcare and recreation opportunities and a clean and healthy environment	<ul style="list-style-type: none"> • Access to key services • Total number of people Killed or Seriously Injured (KSI) per year • Long term sickness • Accessibility of semi-natural greenspace 	<p>Pembrokeshire has the 3rd greatest percentage of Lower Super Output Areas (LSOAs) in the most deprived 10% of areas for the Access domain, based on access to key services by bus and/or on foot (Pembrokeshire Single Needs Assessment, 2012).</p> <p>Number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 2013 = 54, compared to 1,144 in Wales for the same period (WG Statistics, 2014).</p> <p>Limited a lot by a health problem/disability = 15% in Pembrokeshire (16% in Wales) (WHS, 2011/2012).</p> <p>General health fair/poor 19% in</p>	<p>Pembrokeshire has the 3rd greatest percentage of Lower Super Output Areas (LSOAs) in the most deprived 10% of areas for the Access domain, based on access to key services by bus and/or on foot (Single Needs Assessment, 2012).</p> <p>The number of people killed or seriously injured in road traffic incidents in Pembrokeshire in 2013 has decreased by 43.9% since the period 2004-2008, compared to 18.6% in Wales for the same period (WG Statistics, 2014).</p> <p>Fifteen percent of people in Pembrokeshire state that they are limited a lot by a health problem/disability (16% in Wales) (Welsh Health Survey, 2011/2012).</p> <p>The percentage of people who report their general health as fair/poor is 19% in Pembrokeshire and 21% in Wales (Welsh Health Survey, 2011/2012).</p> <p>There has been no loss of open space as a result of development which is not allocated in the plan. 2.43ha of Greenfield land has been lost to development which is not allocated in the Plan. The applications approved on Greenfield land which are not allocated in the Plan are all uses which are acceptable in countryside locations under the Plan's strategy and include proposals for a range of uses including tourism,</p>

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SA Objectives	Potential SA indicators	Data	Commentary
		Pembrokeshire, 21% in Wales (Welsh Health Survey 2011/2012).	<p>agriculture, and gypsy traveller accommodation. Such proposals inevitably result in a loss of Greenfield land.</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>
3. Improve education opportunities to enhance the skills and knowledge base	<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>78.1% of 15/16 year olds with Level 2 Threshold in Pembrokeshire, compared with 77.8% in Wales (2012/13) (StatsWales, 2014).</p> <p>13.8% of adults (16-64) with no qualifications in Pembrokeshire (Dec 2013), this has decreased since 2004 when the proportion was 15.9%. 10.6% in Wales in 2013 (Nomis, 2014).</p>	<p>The number of 15/16 year olds with Level 2 Threshold qualifications is higher than the Welsh figure (StatsWales, 2014) and the proportion of adults with no qualifications has fallen since 2004 (Nomis, 2014) though is still less than the Wales figure (13.8% in Pembrokeshire and 10.6% in Wales in 2013, and 15.9% in Pembrokeshire in 2004).</p> <p>This SA Objective is not directly related to land-use policy, however the LDP contributes by focussing development in settlements where services and facilities already exist, including education facilities and access to good quality employment. The LDP also identifies land use allocations for community facilities, including education.</p> <p>The LDP also identifies land for educational facilities as allocations (GN.33 Community Facilities).</p> <p>The lack of significant higher education provision in the County is likely to impact these figures.</p> <p>Action: Continue to monitor SA Objective.</p>
4. Minimise the need to travel and encourage sustainable modes of	<ul style="list-style-type: none"> • Mode of travel to work, % travel to work by car 	<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%,</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.</p> <p>Proportion of people who work at or mainly from home has increased and</p>

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SA Objectives	Potential SA indicators	Data	Commentary
transport	<ul style="list-style-type: none"> • Journeys made by public transport • Public transport accessibility • Link to monitoring measures of the Regional Transport Plan 	<p>Bus = 2.88, by foot = 9.38% Wales increase from 61.23% to 63.77% from 2001 to 2011.</p> <p>The proportion of people working at home in 2001 in Pembrokeshire = 16.43% (9.72% in Wales), compared to 17.72% in 2011 (10.64% in Wales) (Census, 2011).</p> <p>Kilgetty and Johnston rail stations saw station usage increase by 12.1% and 11.4% respectively between 2011/12 and 2012/13 (Swansea Bay City Regions, 2014).</p>	<p>is now over 6% more than the Welsh average.</p> <p>Kilgetty and Johnston rail stations saw station usage increase by 12.1% and 11.4% respectively between 2011/12 and 2012/13 (Swansea Bay City Regions, 2014). Goodwick railway station re-opened in 2012.</p> <p>The LDP focuses development in settlements where services and facilities already exist. Though due to the rural nature of the County it is accepted there will be a high number of people using cars to travel to work.</p> <p>Action: continue to monitor SA Objective.</p>
<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</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 	<p>4.9 years housing land supply.</p> <p>Affordable homes granted planning permission (April 2013-March 2014): 323</p> <p>Total number of dwellings built 2013/2014 = 459 (2013-2014 Housing Survey)</p> <p>232 affordable homes provided via planning obligations.</p> <p>36.98 offences per 1,000 population in 2012/13 in Pembrokeshire (64.07 in</p>	<p>The LDP has a 4.9 year housing land supply. 459 dwellings were completed between March 2013 and April 2014 (2013-2014 Housing Survey).</p> <p>323 affordable homes have been granted planning permission, 232 of these were through planning obligations.</p> <p>15 pitches for gypsies and travellers have been permitted since GTANA 2010 (12 on private sites, 3 on a public allocated site). 5 pitches permitted post LDP adoption (11/0093/PA, 13/0345/PA and 13/0790/PA).</p> <p>The number of offences per 1,000 population was 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 (Infobasecymru.net, 2014).</p> <p>19.2% of the population speak Welsh compared with 21.8% in 2001</p>

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SA Objectives	Potential SA indicators	Data	Commentary
<p>access to key services and facilities.</p> <p>7. Protect and enhance the role of the Welsh language and culture</p>	<p>who are Welsh speakers</p>	<p>2003/04). 57.35 in Wales in 2012/13 and 98.97 in 2003/04 (Infobasecymru.net).</p> <p>19.2% of population speak Welsh compared with 21.8% in 2001 (Census, 2001 and 2011).</p>	<p>(Census, 2001 and 2011). While this is a reduction, this follows the national trend.</p> <p>The LDP cannot influence crime rates; however the LDP seeks to improve community safety through design. This aspect is difficult to monitor.</p> <p>The number and proportion of housing planning permissions at the different levels of the settlement hierarchy is monitored for the AMR, and the level of services will be monitored at Plan review (2017). The LDP focuses development in settlements where services and facilities already exist.</p> <p>The LDP provides for housing (including affordable housing) in local communities where the Welsh language has a significant role. This can be assessed in more detail at Plan review. The LDP has considered Welsh language in terms of phasing development and Policy SP 9 allows further consideration for Welsh language.</p> <p>Action: continue to monitor the SA Objectives and assess at Plan review.</p>
<p>8. Provide a range of good quality employment opportunities accessible to all sections of the population.</p> <p>9. Support a sustainable and</p>	<ul style="list-style-type: none"> • Claimant count amongst working age population (%) • % of economic activity by sector • Number or % 	<p>Economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses):</p> <p>72.6% in 04/05 (72.8%)</p> <p>75.2% in 13/14 (75.3%)</p> <p>GVA per head South West Wales area = £11,948 per head in 2012, provisional (£15,401 per head in Wales, provisional)</p>	<p>The economic activity rate in those aged 16-64 in Pembrokeshire (figures for Wales in parentheses) were 72.6% in 04/05 (72.8%) and 75.2% in 13/14 (75.3%).</p> <p>The GVA per head in the South West Wales area was £11,948 per head in 2012, provisional (£15,401 per head in Wales, provisional) (StatsWales, 2014).</p> <p>No post adoption planning permissions at 3 allocated employment sites within identified port areas (Blackbridge, Milford Haven, Goodwick former Dewhirst factory site & Goodwick Parrog).</p> <p>The amount of major retail, office and leisure development permitted in town centres was 0%. 7,052.6³⁵sq m permitted outside town centres (see</p>

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SA Objectives	Potential SA indicators	Data	Commentary
diverse local economy	<p>of vacant floorspace within Town Centres</p> <ul style="list-style-type: none"> • Planning permissions for tourism developments /employment developments per year. 	<p>(StatsWales, 2014). Town centre - 0% - 7,052.6³³sq m permitted outside town centres (see applications 12/0829/PA, 12/0989/PA and 12/1112/PA). Floor space – retail development: 96% - 6174.9sq m.³⁴ (Applications 12/0829/PA and 12/0989/PA). Change of presence of A1 uses Less than target in the following Town Centres: Fishguard Narberth Pembroke Pembroke Dock Percentage of ground floor vacant units in each Town Centre (within identified LDP boundary).</p>	<p>applications 12/0829/PA, 12/0989/PA and 12/1112/PA). The level of floorspace of retail development permitted outside town centres other than schemes falling under Policy GN.15 Small Scale Retail or GN.10 (farm shop) = 96%. The change of presence of A1 uses (unit numbers & floorspace) in primary retail frontages is less than target in Fishguard, Narberth, Pembroke and Pembroke Dock town centres. The percentage of ground floor vacant units in each Town Centre (within the identified LDP boundary): Haverfordwest = 9% Pembroke Dock = 10% Milford Haven = 14% Pembroke = 9% Fishguard = 10% Narberth = 4% These figures have not reached the trigger for further investigation. New employment land developed (hectares/sq m) = 1159.61 ha (2011), 1154.11 ha (2013). New employment land developed for offices and warehousing (hectares/sq m). Offices = 9.54ha (2011), 13.20ha (2013). Industry/warehousing 1150.07ha (2011), 1140.91ha (2013). No applications have been approved contrary to policies SP5, GN.16 &</p>

³⁵ Figure refers to all net A class floorspace (A1, A2 and A3) but excludes non A class floorspace. Figure includes major applications only.

³³ Figure refers to all net A class floorspace (A1, A2 and A3) but excludes non A class floorspace. Figure includes major applications only.

³⁴ Floorspace is net A1 floorspace permitted outside town centres as a percentage of total A1 floorspace.

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SA Objectives	Potential SA indicators	Data	Commentary
		Haverfordwest = 9% Pembroke Dock = 10% Milford Haven = 14% Pembroke = 9% Fishguard = 10% Narberth = 4% New employment land developed (ha/sq m). 1159.61ha 2011, 1154.11ha 2013. New employment land developed for offices and warehousing (ha/sq m) Offices 9.54ha 2011, 13.20ha 2013 Industry/warehousing 1,150.07ha 2011, 1,140.91ha 2013.	GN.17, GN.18 & GN.19 (including at appeal). There were 3 applications refused as contrary to GN.17 (self-catering and serviced accommodation), another 3 applications were refused as their proposals were contrary to GN.19 (static caravan sites). The SA, AMR and Stakeholders have identified that it would be helpful to include a summary of proposals gaining permission under Tourism policies as well as reporting on those indicators identified within the AMR. 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 which is positive for the SA Objective. The control and influence of the LDP has extremely limited influence on the broader economic context within which the Plan operates. While the trigger for further investigation has been reached regarding the figures for development out of town, these are influenced by two permissions, a Sainsbury's store in Haverfordwest and garden centre. There are limitations for GVA per head as this is for the South West Wales area. Action: continue to monitor SA Objectives and also monitor tourism development permissions.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	<ul style="list-style-type: none"> • CO² emissions non domestic public stock • Ecological footprint 	Total CO ₂ emissions in 2011 = 1166 Kt, ranked 11 out of 22 LAs (Wales = 29,096Kt) Assemblywales.org). Ecological footprint 4.5 (2006), Wales = 4.4 (2006) (StatsWales, 2014)	The total CO ₂ emissions in 2011 was 1166 Kt, with Pembrokeshire ranked 11 out of 22 LAs (Wales = 29,096Kt) (Assemblywales.org). CO ₂ emissions by sector show that industry and commercial sources contribute the largest proportion of the total (567 Kt). Domestic = 303 Kt, Transport = 219 Kt, and Land Use, Land Use Change and Forestry = 76 Kt. Ecological footprint 4.5 gha per person (2006), Wales = 4.4 gha per

SA Objectives	Potential SA indicators	Data	Commentary
			<p>person (2006) (StatsWales, 2014). Emissions of CO₂ have been falling since 2005 across all sectors. The ecological footprint in Pembrokeshire is higher than the figure for Wales. Data are from 2006 and there have been no updates since then. 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. Action: continue to monitor SA Objective.</p>
<p>11. Maintain and improve air quality</p>	<ul style="list-style-type: none"> • Days when air pollution is moderate or higher at Narberth AURN • Achievement of emission limit values 	<p>Narberth AURN data: 7 days in 2012 20 days in 2013 (StatsWales, 2014) Two Air Quality Management Areas (AQMAs) declared as a result of nitrogen dioxide exceedance.</p>	<p>The number of days of moderate to high air pollution in Narberth Automated Urban Rural Network (AURN) were 7 days in 2012 and 20 days in 2013 (StatsWales, 2014). Further monitoring has been taking place at Pennar Cants as a result of a section 106 agreement associated with development at RWE npower Pembroke Power Station. There has been no exceedance of NO₂ at Narberth or Pennar. Sampled pollutants at a County level include: benzene, nitrogen dioxide (NO₂), sulphur dioxide (SO₂), particulate matter (PM₁₀) and ozone. Exceedance of nitrogen dioxide required two Air Quality Management Areas (AQMAs) declared in July 2012 in Haverfordwest and Pembroke town centres. An Air Quality Action Plan is being produced which will detail strategies to combat NO₂ exceedance. 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>

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SA Objectives	Potential SA indicators	Data	Commentary
			Action: continue to monitor SA Objective and refer to forthcoming Air Quality Action Plan in subsequent AMRs.
<p>12. Minimise the generation of waste and pollution</p> <p>13. Encourage the efficient production, use, re-use and recycling of resources</p>	<ul style="list-style-type: none"> • Total and percentage of municipal waste and municipal waste recycled, composted, used to recover heat, power and other energy sources, and land filled • Electricity produced from renewable sources • Access to recycling facilities 	<p>Biodegradable Municipal Waste (BMW) landfilled in 2009/2010 = 23,786 tonnes. 20,325 tonnes in 2010/2011.</p> <p>Waste reuse/recycling/composting rates</p> <p>50% in 2011/2012 52.9% in 2012/2013 60% in 2013/2014 (StatsWales, 2014)</p> <p>Renewable energy: 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>The waste reuse/recycling/composting rates in Pembrokeshire for 2013/2014 were 60% (StatsWales, 2014): The WG target is 58% for 2015/16. The WG target for recycling is likely to be achieved with Pembrokeshire contributing positively towards this. A new civic amenity site has been identified and an application submitted.</p> <p>The capacity of renewable energy developments permitted was 108.427 MW capacity permitted 28 February 2013 to 31 March 2014 (including allowed appeals on applications initially determined in the period to 31 03 14).</p> <p>Dŵr Cymru Welsh Water currently researching abstraction licence reductions proposed by Natural Resources Wales. Subsequent AMRs will report on these issues.</p> <p>Action: continue to monitor SA Objectives.</p>
14. Maintain and protect the quality of inland and coastal	<ul style="list-style-type: none"> • % of total classified rivers complying 	Status of waterbodies in Pembrokeshire in 2012 (2009 figures in parentheses):	The General Quality Assessment of surface and groundwater quality has been superseded by Water Framework Directive objectives. All waterbodies must achieve good status by 2027. There are 144 waterbodies in Pembrokeshire. 23 of these are priority waterbodies

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SA Objectives	Potential SA indicators	Data	Commentary
<p>water</p> <p>15. Reduce the impacts of flooding and sea level rises</p>	<p>with water quality objective</p> <ul style="list-style-type: none"> • % new developments with SUDS • Per capita consumption of water • Amount of development permitted in C1 and C2 floodplain. 	<p>38 at 'Good' (28) 104 at 'Moderate' (113) 2 at 'Poor' (3) 144 total 5 applications permitted in floodplain areas (1 in C1 and 4 in C2)</p>	<p>(Natural Resources Wales, 2014). NRW have a draft Water Framework Directive Strategy for Pembrokeshire as well as a report on Environmental Pressures on the Milford Haven Waterway.</p> <p>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>5 applications were permitted in the in C1 / C2 floodplain areas. These were contrary to the provisions of TAN 15 or alternatively may or may not have satisfied the requirements of TAN 15.</p> <p>One of these applications did not satisfy TAN 15, but NRW accepted that it improved the previous position by re-locating caravans from within the floodzone to a less vulnerable location (although still within the flood zone). In the case of four further applications compliance with TAN 15 was mostly uncertain rather than definitely not achieved. Clearly the above result triggers a need for further action and this will take the form of training to Development Management officers, to ensure that flood risk is clearly evaluated wherever an application site area coincides with a C1 or C2 flood zone, even if only a small area of land is affected and that the assessment clearly identifies the way in which the provisions of TAN 15 have been considered.</p> <p>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</p>	<ul style="list-style-type: none"> • Area of contaminated 	<p>77% of new development on</p>	<p>67 permissions granted have specific conditions relating to contaminated land where a range of actions are required by the applicant/developer via</p>

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SA Objectives	Potential SA indicators	Data	Commentary
minimise contamination 17. Safeguard soil quality and quantity	land and contaminated land remediated • Area of development of brownfield/contaminated land/ previously developed land	previously developed land = 8.58ha ³⁶ out of 11.08ha in total 80.75ha April 2013-March 2014	planning conditions, for example investigation and risk assessment of contamination on the site, detailed remediation schemes. Development sites SPG identified where land contamination was present and when they come forward these schemes will require any contamination to be remediated. Action: continue to monitor SA Objectives.
18. Protect and enhance biodiversity	• % of designated sites in unfavourable condition • Number of biodiversity sites affected by development	Up to date assessment of European sites awaited from NRW 0 planning permissions granted contrary to the aim of Policy GN.37 55 permission incorporated ecological mitigation.	No nationally and locally important sites have been affected negatively. 8 applications were assessed for Likely Significant Effect (LSE) on European site(s). None of these required an Appropriate Assessment. The % of European sites (SACs and SPAs) in unfavourable condition in Pembrokeshire is not known yet – awaiting data from NRW. 55 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. Two applications were permitted as conditions of one of the permissions required ecological management plans, and other conditions. The other application was deemed to not have a negative effect on biodiversity. There were 18 applications which were identified as contrary to GN.37 which were refused permission. All planning applications are

³⁶ Figure includes household extensions as brownfield land

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SA Objectives	Potential SA indicators	Data	Commentary
			<p>screened for their potential effect on protected sites. Action: continue to monitor SA Objective</p>
<p>19. Protect and enhance the landscape and geological heritage</p> <p>20. Encourage quality locally distinct design that complements the built heritage</p> <p>21. Protect and enhance the built heritage and historic environment</p>	<ul style="list-style-type: none"> • Number of permissions granted contrary to GN.38. • Number of permission granted contrary to GN.2. • Number / % of buildings on buildings at risk register • 	<p>3 planning permissions, listed building consents and SAM consents granted contrary to Policy GN.38.</p> <p>6 permissions granted contrary to Policy GN.1, criterion 3.</p> <p>0 permissions granted contrary to GN.2.</p>	<p>3 planning permissions, listed building consents and SAM consents granted contrary to Policy GN.38.</p> <p>3 applications approved despite being identified as being contrary to GN.38. In each of the three cases the proposals were for renewable energy applications (one wind turbine and two solar array applications). In all cases limited adverse effects on the historic environment were identified, however the schemes were all identified as being environmentally acceptable as required by Policy GN.4. 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. 6 permissions have been granted contrary to Policy GN.1 the protective aim of criterion 3 which specifies that there would be 'no adverse effects on landscape character, quality or diversity'.</p> <p>Decisions on five of these applications were made in accordance with the recommendation of the planning officer. The sixth application found to be contrary to Policy GN.1(3) was conditionally approved against the recommendation of the planning officer. In all cases, it was judged that although the proposals were contrary to GN.1(3), the adverse effects on landscape character, quality and diversity would be minimal and were environmentally acceptable. In each case, the applications were considered to accord with Policy GN.4, this being given greater weight in the decision making process than the non-compliance with GN.1(3). Officers will continue to monitor this issue. Given that renewable energy projects, particularly wind turbines, will inevitably have some adverse</p>

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SA Objectives	Potential SA indicators	Data	Commentary
			<p>impacts on landscape, it may be necessary to re-evaluate the detailed wording of GN.1(3) at Plan review. The general support given by the LDP to renewable energy projects, through the provisions of Policy GN.4, should only be given less weight in the decision making process than landscape considerations where there is risk of significant harm, particularly where this extends into National Park locations.0 permissions have been granted as contrary to GN.2.</p> <p>Cadw are undertaking a listed buildings at risk survey, this may be translated in to a buildings at risk register. This information can be updated in subsequent AMRs.</p> <p>Good practice guidance on the cumulative impact of wind turbines on landscape and visual amenity has been produced and a Landscape SPG is to be completed, plus renewable energy SPG on Solar PV Arrays and Wind Turbines.</p> <p>Haverfordwest Conservation Area Character Appraisal and Management Plan consultation draft has been produced.</p> <p>Action: continue to monitor the SA Objectives.</p>

Appendix 5 – 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 Allocations 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

Table A5 Allocations requiring project level screening and where development progressed to planning application within the AMR reporting period.

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Site name	Site reference	Application details	TLSE/ screening for HRA	Outcome
Haverfordwest - Land South and North of Slade Lane	HSG/040/00273 HSG/040/00274	Slade Lane North and South Planning permission in place (outline) 12/0830/PA for 729 residential properties, a Superstore and Petrol Filling Station. EIA Outline 12/0830/PA approved 31/01/14	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions
Tenby - St Florence Heatherton World of Activity Sports Park	Not allocated	12/0892/PA Additional Attractions, 33 log cabins and 16 Yurts.	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions
Haverfordwest - Merlins Bridge First Milk Cheese Company	Not allocated	12/0884/PA Construction of an effluent treatment plant, underground pipeline and discharge point.	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions
Pembroke Dock - Pennar Park The Point	Not allocated	12/0828/PA	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions
Pembroke - Valero Energy Ltd Pembroke refinery	Not allocated	12/0884/PA	Yes	Potential LSE – AA not required – project can proceed subject to additional conditions/restrictions

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Site name	Site reference	Application details	TLSE/ screening for HRA	Outcome
Haverfordwest - Fred Rees Used Car Centre	RT/040/01	12/0828/PA	Yes	Potential LSE – AA not required –project can proceed subject to additional conditions/restrictions
Milford Haven – south west of the Meads	HSG/086/00222	12/0685/PA – residential development – 93 dwellings – approved 16/04/13		No impact on European sites.
Pembroke Dock – north of Imble Lane	HSG/096/00231	13/0547/PA – Reserved Matters – affordable housing development of 83 dwellings		No impact on European sites.
Pentlepoir – land adjacent to Coppins Lodge	HSG/099/LDP/01	13/0155/PA (Full) – residential development – 25 dwellings 09/0386/PA (Reserved Matters) – residential development (siting and access) – relating to outline permission 07/0596/PA		No impact on European sites.
Rushacre Enterprise Park extension, Narberth	EMP/088/LDP/01	12/0721/PA – extension to existing enterprise park – Conditionally Approved – 01/05/13		No impact on European sites.

Appendix 6 – Breakdown of Housing Completions 2013-2014 by location

Settlement Name	Number of Units Complete 2013-2014
Outside of settlement boundary	52
Abercych	1
Ambleston	2
Broadway	3
Burton	1
Camrose	5
Carew and Sageston	2
Cilgerran	1
Clarbeston	2
Clarbeston Road	1
Cosheston	1
Crundale	7
Crymych	2
Fishguard / Goodwick	8
Freystrop Cross	2
Haverfordwest / Merlins Bridge	25
Hermon	1
Hook	1
Jeffreyston	1
Johnston	37
Keeston	4
Kilgetty and Kingsmoor	1
Letterston	10
Llangwm	1
Llanmill	1
Llanstadwell	1
Llawhaden	1
Longstone and Longstone Chapel	2
Maddox Moor	1

Maenclochog	1
Martletwy	1
Mathry	2
Milford Haven	184
Narberth	14
Neyland	1
Pembroke	10
Pembroke Dock	44
Penally	3
Penffordd	1
Pentlepoir, Hill And Wooden	2
Penybryn	1
Roch	4
Rosemarket	1
Scleddau	1
Spittal	5
St Dogmaels	2
St Nicholas	1
Tavernspite	2
Treffgarne	2
Report Total	459