

REPORT OF THE HEAD OF DEVELOPMENT PLANS

SUBJECT:

2011 ANNUAL MONITORING REPORT ON THE PEMBROKESHIRE COAST NATIONAL PARK LOCAL DEVELOPMENT PLAN

Purpose of Report: The Annual Monitoring Report is a document which is produced by the Authority each October, looking back at the previous financial year, from 1 April to 31 March.

The Report should assess the extent to which the Local Development Plan strategy and policies are being achieved.

As the Authority's Plan was adopted in September 2010 the period covered for this first Annual Monitoring Report is generally October 2010 to June 2011.

The Report measures various indicators to assess the performance of the individual planning policies set out in the adopted development plan but also to provide a general portrait of the social, economic and environmental conditions in the Park.

A 'Key Findings Executive Summary' can be found at the beginning of the document which provides some highlights in the life of the Plan so far.

The Welsh Government has been consulted on a draft of the Report and amendments made to take account of comments received.

Recommendation

That the attached Annual Monitoring Report for the Local Development Plan be approved for submission to the Welsh Government by the 31st October 2011.

Background Documents

Pembrokeshire Coast National Park Local Development Plan Adopted September 2010

Local Development Plan Manual by Welsh Government

Local Development Plan Wales: Policy on Preparation of LDPs

Welsh Statutory Instrument 2005 No. 2839 The Town & Country Planning (Local Development Plan) (Wales) Regulations 2005

(For further information, please contact Martina Dunne on ext 4820)

**Pembrokeshire Coast National Park
Authority**

Draft Annual Monitoring Report

for the Local Development Plan

**National Park Authority Meeting 12th
October 2011**

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1. Key Findings Executive Summary

1.1. This Annual Monitoring Report assesses the effects of the Local Development Plan against those which were anticipated. As the Plan is newly adopted the effects of the Plan can only be limited in nature. The normal reporting period is the previous financial year. As the Plan was only adopted in September 2010 the reporting period for this first report is generally October 2010 to June 2011.

1.2. Below are the key findings from this first monitoring report grouped under the seven outcome areas of the Plan. Under each outcome area the following are highlighted:

- significant contextual issues for future monitoring/action
- selected policies performance – a trigger has been hit which has warranted a more detailed assessment of the policy's performance. Alternatively any particular successes are also highlighted.

1.3. The main conclusion is that there has not been a significant change which would warrant a review of the Plan at this time.¹ The main highlights are:

- a) A significant amount of new Welsh Government policy and guidance is anticipated and will need review in forthcoming Annual Monitoring Reports.
- b) The Authority has made substantial progress with the adoption of Supplementary Planning Guidance.
- c) Community facilities numbers continue to be safeguarded overall.
- d) Affordable housing delivery on the ground has slowed down as has housing completions generally.

National Park purposes and Duty

- A new Policy Statement for the National Parks and National Park Authorities in Wales is proposed by the Welsh Government. – consider for 2012 Monitoring Report.

Spatial Strategy

- Explore opportunities for public transport enhancement in the Dale, Marloes, Herbrandston and St Ishmaels area alongside the development of housing allocations.

A. Special qualities

- Consider the implications of the UK National Ecosystem Assessment Report for 2012 Monitoring Report.
- Developing a new Natural Environment Framework to enable more integrated management of the environment in Wales is a Government manifesto

¹ *Local Development Plan Manual, page 111, Section 9.6.*

commitment. The enactment of this legislation and any implications for Plan review will need to be identified.

- Set up a monitoring framework for ecology for 2012 Monitoring Report.
- The First Minister has indicated that a Heritage Bill is expected to come forward within the fourth year of the Welsh Government legislative programme. Any implications arising for the Local Development Plan will need to be considered.
- Consider outcomes from the Welsh Government review of Technical Advice Note 20 Welsh Language. No date programmed at present.

B. Major development, the potential for growth

- Safeguarding of Minerals – Guidance and maps for planning authorities are expected to be published by the Welsh Government during 2011.
- National Inshore/Offshore Plans are expected to be adopted 2012/2013.

C. Climate change, sustainable design, flooding, sustainable energy

- Building Regulations changes in Wales – await finalisation. Will any National and Local Planning policies on sustainable design be required as a result?
- Onshore Infrastructural Requirements for likely off-shore development – study by Halcrow. Study to be published by the end of 2011. Consider implications when published.
- Monitor the workability and implementation of new buildings extensions policy – Policy 29 last paragraph and the supplementary planning guidance (Building Extensions - efficiency improvements in the original building).
- The approach to Plan policy preparation was to ensure that the Authority was encouraging and supportive renewables unless there are overriding environmental or amenity issues. Monitoring of ratio of permissions granted to those refused would suggest that this is the case.
- A single dwelling was allowed in a C2 flood zone but it was a replacement dwelling with mitigation taken to reduce the risk of damage by flooding.

D. Visitor Economy, Employment and Rural Diversification

- Planning for Sustainable Economic Renewal outcomes – await Welsh Government guidance.
- Dale Airfield occupies an extremely important and prominent large site within the Pembrokeshire Coast National Park. A feasibility study into its future is anticipated in 2011/12.
- Rural enterprise dwellings – await Welsh Government Guidance – Technical update of policy is needed at formal review stage.
- One Planet Developments Welsh Government Guidance to be published 2011/2012 – will feed into a review of supplementary planning guidance and a technical update of policy at formal review stage.

- Conversion of buildings in the countryside policy Policy 7d): Monitor workability.

E. Affordable housing and housing growth

- The Welsh Assembly Local Government Association is currently leading on a review of the approach taken in Wales to S106 drafting to ensure that owners of affordable housing delivered in Wales can find a mortgage. The outcome is anticipated in the autumn of 2011. This is likely to mean a review of the approach to occupancy controls set out in the Authority's recently adopted supplementary planning guidance.
- The proposal which asks for an affordable housing contribution on single dwellings formed part of the Supplementary Planning Guidance on Affordable Housing.² As a new policy approach monitoring of its implementation will be required.
- The annual average completion rate has been in decline in recent years. The overall target to build 1000 general market dwellings in the Plan period, at current rates of completion would not be possible. This is expected to change over the Plan period and reflects the current recession. Affordable housing delivery is consequently down as well.

F. Community facilities, retailing, transport

- Liaise with Pembrokeshire County Council regarding the Community Infrastructure Levy.
- Await the outcome of the Welsh Government Enterprise and Business Committee Inquiry into the regeneration of town centres.
- Development was permitted on greenfield land which was not allocated in the Plan but it was either for development that would normally be found in countryside locations, e.g., agricultural sheds or for housing development in suitable locations below the threshold for allocation.

Sustainability Appraisal

1.4. An analysis of how the Plan is contributing to the sustainability appraisal can be found in Chapter 3. Given that this is the first Annual Monitoring Report the conclusions that can be drawn are limited. No substantial issues of concern are identified.

Consultation and Further Information

1.5. The Monitoring Report is made available to relevant statutory bodies, stakeholders and individuals and is published on the Authority's web site. Comments on the document are invited and will inform the production of the next report in 2012. Any comments and queries relating to this Monitoring Report should be addressed to:

Development Plans

² <http://www.pembrokeshirecoast.org.uk/default.asp?PID=183>

Pembrokeshire Coast National Park Authority

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SA72 6DY

Tel 0845 345 7275




email devplans@pembrokeshirecoast.org.uk

2. Strategy – Where we want to be – Are we getting there?

2.1 This chapter identifies any key contextual issues arising and how the Plan's policies are performing against the key outcomes anticipated. The analysis is grouped under the overarching National Park Purposes and Duty (and spatial strategy) and then the six key priority areas:

- a. Special qualities
- b. Major development, the potential for growth
- c. Climate change, sustainable design, flooding, sustainable energy
- d. Visitor economy, employment, and rural diversification
- e. Affordable housing and housing growth
- f. Community facilities, retailing, transport

2.2 First the key outcomes anticipated are listed, followed by an analysis of any contextual issues of significance. Finally the policies of the Plan are assessed to the extent to which they are being implemented as intended, and whether objectives are being achieved. As a visual aid in monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are highlighted as follows:

Targets / objectives are being achieved.	
Targets have not been achieved or poor performance, but no concerns over implementation of policy / objectives.	
Monitoring indicates area of concern over implementation of policy / objectives.	

2.3 Triggers are also included within the policy analysis to ensure that a detailed review is undertaken of the effectiveness of the policy and any external influences when the trigger is met. Any recommendations for a review of the policies or plan as a result of the detailed assessment will be set out in the Annual Monitoring Report.

Source of Indicator	
Local Development Plan	
Local Development Plan Manual	
Welsh Assembly Government Core Indicator	W

National Park Purposes and Duty and the Spatial Strategy


Key Outcomes

- (1) Development takes place in accord with the strategy of the Local Development Plan.
- (2) Development permitted helps to sustain local communities - for example by ensuring a significant element contributes to affordable housing provision or provides employment opportunities.

Context

- 2.4 **National Park Policy Statement:** A revised National Park Policy Statement is expected to be published by the Welsh Government.
- 2.5 **Accessibility:** Regarding the spatial strategy the Local Development Plan has largely directed new development to identified Centres where there are a range of facilities and services available. In some locations – namely Dale, Marloes, Herbrandston and St Ishmaels, there is potential for development to help deliver affordable housing for which there is considerable need within these communities.
- 2.6 Public transport is limited in the area in which all of these villages are located and the County Council has been approached to examine the potential for providing additional services with the increased customer base through the development of the housing sites allocated in these villages. Unfortunately, in the current economic climate the provision of new services is not possible. Should a significant change in demand emerge from the development of the sites, however, consideration would be given to redirecting services with lesser demand from elsewhere to serve these locations.
- 2.7 When considering planning applications, especially those in more remote locations, the Authority tests for accessibility to the nearest Centre. Production of draft supplementary planning guidance for consultation is programmed for the end of 2011.³

Policy Performance


Policy Area	Indicator 1	Target	Performance
All	Approvals contrary to recommendation.	0 approvals contrary to recommendation	
<p>Trigger: 3% of planning applications⁴ decided contrary to recommendation in any one year.</p> <p>Reason: To identify patterns over the Annual Monitoring Report period.</p>			


³ Progress on Supplementary Planning Guidance is listed in Appendix 1.

⁴ Full, outline or reserved matters applications.

Analysis: During the period September 2010 to June 2011 304 planning applications were determined by the National Park Authority. 268 were approved 36 were refused. 0.33% were approved contrary to recommendation.


Conclusion: This does not show an undermining of the Local Development Plan strategy and policy framework.

Policy Area	Indicator 2	Target	Performance
National Park Purposes & Duty	Developments which engage the Sandford Principle – where conflict between the two national park purposes becomes acute, the first one must prevail. Carrying out the socio-economic duty in National Parks must be in pursuance of the purposes to Policy 1 (overarching indicator).	Target - 0 approvals within or impacting on the National Park which breach the Sandford principle or which result in conflicts between the duty and purposes. (overarching target)	
<p>Trigger: 1 application approved contrary to the Sandford Principle in any one year.</p> <p>Reason: The Sandford Principle is a central component of the National Park purposes and 1995 Environment Act.</p> <p>Analysis: No planning applications with a decision date between 1 April 2010 and 31 July 2011 have engaged or breached the Sandford principle.</p> <p>Conclusion: This does not show an undermining of the Local Development Plan strategy and policy framework.</p>			

Policy Area	Indicator 3a	Target	Performance
Policy 35c) (Strategy Policy)	Policy 35c) Prioritising affordable housing over self catering	Target - 0 approvals contrary to policies that prioritise certain uses seen to sustain communities in the plan.	
<p>Trigger: Approval of 2 applications contrary to policy 35 c) in any one year.</p> <p>Reason: This policy provides a windfall opportunity for affordable housing, and with limited land available for development early scrutiny of the policy is appropriate.</p>			

Analysis: No proposal for two or more holiday units was considered during the monitoring period.

Conclusion: No conclusions can be drawn as to the effectiveness of the Policy.

Policy Area		Indicator 3b	Target	Performance
Policy 42d) & Policy 44 third last paragraph		Policy 42d) & Policy 44 third last paragraph - Prioritise community uses or affordable housing when re-using employment sites.	0 approvals contrary to policies seen to protect and provide for community facilities and infrastructure	

Trigger: Approval of 2 planning applications contrary to the policy 42d) or Policy 44 third last paragraph in any one year.

Reason: The National Park does not contain many large scale employment uses and their loss to other uses must continue to support the local community. They are valuable to individual communities and a stringent threshold is appropriate.

Analysis: There has been no loss of employment sites during the monitoring period (between 1st October 2010 and 30th June 2011).

Conclusion: No issues therefore arise.


Policy Area		Indicator 3c	Target	Performance
Policy 45 & Policy 42		Housing & Employment	Use targets for the delivery of affordable housing and employment.	

Please see analysis under Indicators 16 and 22.

Policy Area		Indicator 3d	Target	Performance
Policy 48		Community Facilities & Infrastructure Requirements.	0 approvals contrary to policies seen to protect and provide for community facilities and infrastructure	

Please see analysis under Indicator 26.

Policy Area		Indicator 4	Target	Performance

	Effectiveness of Policies (Policy 2 to 7) & Supplementary Planning Guidance when dealing with Applications at Appeals.	Inspector does not raise issues regarding the effectiveness of the policies or supporting supplementary planning guidance.	
<p>Analysis: In the period Sept 10 to July 11 three appeal decisions cited policy 7. One of these appeals was allowed.</p> <p>Conclusion: None of the above appeal decisions dispute the appropriateness of the policies for consideration in these decisions, nor their soundness. There does not seem to be a pattern emerging in which these policies are not supported by Inspectors, and at this early stage there is a limited number of appeals on which to consider their effectiveness.</p>			

A. Special Qualities

Key outcome

- (1) The special qualities of the National Park have been safeguarded and enhanced.

Context

- 2.8 **Landscape Character:** Landscape Character Supplementary Planning Guidance was adopted in June 2011.⁵ An update on progress with all supplementary planning guidance can be found in Appendix 1.
- 2.9 **The UK National Ecosystem Assessment**⁶ has recently (June 2011) been published following a recommendation by the House of Commons Environmental Audit to the Government to conduct an assessment for the UK to enable the identification and development of effective policy responses to ecosystem service⁷ degradation. The impacts of this report in terms of policy making and the balance of values for ecosystems, including taking into account economic, health and social benefit values may need to be taken into account within the next Annual Monitoring Report. A review is not currently required.
- 2.10 The First Minister has also recently⁸ published legislative priorities of the Welsh Government over the coming 5 years. He stated “Developing a new **Natural Environment Framework** to enable more integrated management of the environment in Wales is a Government manifesto commitment. Further development of these proposals for legislative changes are likely to evolve from the ongoing ‘A Living Wales’ development work over the next 12 to 18 months.”
- 2.11 The enactment of this legislation and any implications for Plan review will need to be identified.
- 2.12 **Regionally Important Geodiversity Sites** supplementary planning guidance has been published for consultation which ends on the 15th July 2011. Adoption is anticipated in October 2011.⁹
- 2.13 **Monitoring:** Funding is being sought through the Planning Improvement Fund to assist with monitoring the ecology outcomes of development permitted under these policies and address the potential threats outlined by the State of Wildlife Report.¹⁰ It will inform future monitoring reports.

⁵ <http://www.pembrokeshirecoast.org.uk/default.asp?PID=183>

⁶ <http://uknea.unep-wcmc.org/Resources/tabid/82/Default.aspx>

⁷ **Ecosystem service:** *The benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on Earth.*

⁸ <http://wales.gov.uk/newsroom/firstminister/2011/110712legislative/?lang=en> 12 July 2011

⁹ <http://www.pembrokeshirecoast.org.uk/default.asp?PID=188>


¹⁰ <http://www.pembrokeshire.gov.uk/content.asp?id=22546&d1=0>


2.14 **Historic Environment:** The First Minister has indicated that a Heritage Bill is expected to come forward within the fourth year of the Welsh Government legislative programme.

2.15 The Authority has published (June 2011) adopted supplementary planning guidance on the Historical Environment (Archaeology) to provide detailed guidance to planning applicants where archaeology may be a consideration. The effectiveness of this supplementary planning guidance will form part of future monitoring reports.¹¹

2.16 **Welsh Language:** The Welsh Government consulted on a review of Technical Advice Note 20 – Welsh Language which ended on 13th June 2011. The outcome of the consultation is awaited. This may have implications for future monitoring and review of the Local Development Plan. Mark Newey advised at the South West Wales Regional Planning Group on 13th July 2011 that there is no date for publication of the review at present.

Policy Performance

Policy Area	Indicator 5	Target	Information source
Policy 8 (Strategy Policy)	Approvals contrary to Strategy Policy 8 Special Qualities. Approvals contrary to Recommendation.	0 approvals	
<p>Trigger: 2 developments permitted contrary to any criterion in any one year.</p> <p>Reason: The Special Qualities are central to National Park Purposes set out in the Environment Act 1995.</p> <p>Analysis: In the period Sept 10 to June 11 show that there was one proposal approved contrary to recommendation which referred to Policy 8.</p> <p>Conclusion: This does not show an undermining of the Local Development Plan Policy 8 as to date no pattern has emerged in terms of numbers of applications overturned where Policy 8 issues arose.</p>			

Policy Area	Indicator 6	Target	Performance
	Effectiveness of Policies (Policy 1 and Policies 8 to 18) & Supplementary Planning Guidance (Landscape Character, Regionally Important Geodiversity Sites and	Inspector does not raise issues regarding the effectiveness of the policies or supporting supplementary planning guidance.	

¹¹ <http://www.pembrokeshirecoast.org.uk/default.asp?PID=183>

	Historic Environment) when dealing with Applications at Appeals.		
<p>Analysis: In the period Sept 10 to July 11 three appeal decisions cited policies 1, 8 and 15. Two of these appeals were allowed.</p> <p>Conclusion: None of the above appeal decisions dispute the appropriateness of the policies for consideration in these decisions, nor their soundness. There does not seem to be a pattern emerging in which these policies are not supported by Inspectors, and at this early stage there is a limited number of appeals on which to consider their effectiveness.</p>			

B. Major development, the potential for growth

Key outcomes

- (1) No new major development in the National Park unless there are exceptional circumstances.¹²
- (2) The provision of waste facilities to cater for National Park generated needs or to work with the County Council to provide waste facilities serving both areas outside the National Park.

Context

2.17 **Minerals:** The Welsh Government has published the Mineral Resource Map of Wales in 2010. Guidance and maps for planning authorities in relation to safeguarding the minerals resources of Wales is anticipated during 2011. They may have implications for the monitoring and review of the plan.

2.18 Two sand and gravel quarries either within or partly within the National Park at Pantgwyn and Trefigin have been subject to call in and Public Inquiry into the appropriateness of extensions to existing operations at the quarries. There is ongoing dialogue and scrutiny around the decision of the former Welsh Assembly Minister who was minded to approve the applications and this continues. Whilst the outcome of this further dialogue will affect the supply of sand and gravel, there is no need to amend the policy position set out in the Local Development Plan, which is consistent with National Planning Policy.

2.19 The Authority has recently adopted supplementary planning guidance on Safeguarding Mineral Zones. The Authority has also produced supplementary planning guidance on the topic of land instability resulting from former coal workings. These supplementary planning guidance documents were adopted in June 2011 and the effectiveness of the guidance in the consideration of planning applications and appeals will form part of future monitoring reports.¹³

2.20 **National Plans for inshore and offshore areas:** The Welsh Government intends to develop a national plan for the Welsh inshore area and a national plan for the Welsh offshore area and adopt them by 2012/13.¹⁴ There may also be, following agreement, of the marine plans the development of sub-national plans (paragraph 6, page 3). It is intended that integration between marine and terrestrial documents will be achieved:

'Terrestrial planning policy and development plan documents already include policies addressing coastal and estuarine planning. Marine policy guidance and plans will seek to complement rather than replace these, recognising that both systems may adapt and evolve over time.' This will help ensure, for example, that developments in the marine environment are supported by the appropriate

¹² See *Planning Policy Wales, Edition 4, July 2010, paragraph 5.5.6; Minerals Planning Policy Wales, December 2000, paragraph 21, page 11; Minerals Technical Advice Note 1: Aggregates 2004, paragraph 52; Mineral Technical Advice Note (MTAN) Wales 2: Coal, paragraphs 74 to 79, page 159, South West Wales, Regional Waste Plan 1st Review (August 2008); Circular 125/77 Roads and Traffic – National Parks.*


¹³ <http://www.pembrokeshirecoast.org.uk/default.asp?PID=183>


¹⁴ See summary, page 2, *Consultation Document Sustainable Development for Welsh Seas: Our Approach to Marine Planning in Wales* issued 16 February 2011

infrastructure on land and reflected in terrestrial development plans and vice versa.'

2.21 No immediate action to review the Local Development is necessary given this current position.

Policy Performance

Policy Area	Indicator 7	Target	Performance
Major development	Approvals of proposals that engage Major Development Test	0 approval of major development unless exceptional circumstances are proven.	
<p>Trigger: Approval of 1 major development where no exceptional circumstances are shown in any one year.</p> <p>Reason: To ensure a consistent approach with first purpose and Planning Policy Wales Major development test.</p> <p>Analysis: Between October 2010 and July 2011 there were no applications determined where the major development test was engaged.</p> <p>Conclusion: There are no issues arising regarding the policy framework of the Plan.</p>			

Policy Area	Indicator 8	Target	Performance
Minerals	Applications for minerals development	0 approval for new minerals development unless exceptional circumstances are proven.	
<p>Trigger: 1 new or extended mineral site permitted when exceptional circumstances are not shown in any one year.</p> <p>Reason: This would have a major impact on the minerals strategy. The trigger would not include borrow pits.</p> <p>Analysis: There have been no approvals for new or extensions to existing mineral sites over the Plan monitoring period. Pantgwyn extension was permitted prior to the monitoring period and a decision on Trefign is awaited from the Minister. It will be taken into account in the appropriate monitoring period.</p> <p>Conclusion: There are no issues arising regarding the policy framework of the Plan.</p>			

Policy Area	Indicator 9	Target	Performance
	Effectiveness of Policies (Policies 19 to	Inspector does not raise issues regarding	

	28) & Supplementary Planning Guidance (Land Instability from coal workings Safeguarding Minerals,) when dealing with Applications at Appeals	the effectiveness of the policies or supporting supplementary planning guidance.	
<p>Analysis: In the period Sept 10 to July 11 no Inspectorate appeal decisions refer to these policies or supplementary planning guidance in their decision making.</p> <p>Conclusion: No conclusion about effectiveness can be made.</p>			

C. Climate change, sustainable design, flooding, sustainable energy

Key outcomes

- (1) Development achieving high standards in terms of sustainable design with all new dwellings meeting the standards set out in national planning policy.¹⁵
- (2) The National Park contributing to renewable energy generation.¹⁶
- (3) No vulnerable development¹⁷ in areas which would be at risk of flooding both now and in the long term and with no negative impacts elsewhere.

Context

2.22 **Sustainable Design:** A forthcoming contextual change to monitor is that the Welsh Government will review the implications of the proposed changes to Building Regulations Wales on the national planning policy on sustainable buildings. This will include considering whether the national planning policy on sustainable buildings is still necessary.¹⁸

2.23 Supplementary Planning Guidance on sustainable design and buildings extensions has been prepared and adopted (June 2011). The buildings extensions guidance requires energy, water and drainage efficiency improvements to be sought in the original building as well as the extension where appropriate and practicable. This is the first time that this Authority has implemented this policy. A pilot scheme was operated alongside the consultation on the draft guidance to help ensure that the approach finally adopted was workable. Monitoring of the implementation of the conditions will also be needed.¹⁹

2.24 **Sustainable Energy:** The Marine Renewable Energy Strategic Framework project March 2011²⁰ has investigated the potential marine renewable energy resource of Welsh Territorial Waters (TWs) and considered potential scenarios for the sustainable development of that resource primarily as an aid to policy development and also an indicator of resource for potential developers.

¹⁵ The Welsh Assembly Government expects the required standards to be made progressively higher over time, in pursuit of its aspiration for all new buildings to be "carbon neutral" by 2011.

¹⁶ Please see the Monitoring Section of the Plan. Likely contributions are taken from the Renewable Energy Assessment weblink:

<http://www.pcnpa.org.uk/website/default.asp?SID=1317&SkinID=5>

¹⁷ 'Vulnerable developments' are defined in the Technical Advice Note 15: Development and Flood Risk on flooding, please see Figure 2 page 7: weblink

[http://new.wales.gov.uk/docrepos/40382/epc/planning/403821/40382/403821/\(560\)_july04-tan15-e.pdf?lang=en](http://new.wales.gov.uk/docrepos/40382/epc/planning/403821/40382/403821/(560)_july04-tan15-e.pdf?lang=en)

¹⁸ Policy Statement - Welsh Assembly Government announces target for first changes to Welsh Building Regulations

<http://wales.gov.uk/topics/housingandcommunity/housing/publications/buildingregsstatement/?lang=en>

¹⁹ <http://www.pembrokeshirecoast.org.uk/default.asp?PID=183>

²⁰ <http://mresf.rpsgroup.com/>


2.25 Of note for the National Park is the advice contained at paragraph 7.4 ...Access to grid is frequently raised as being a significant constraint on the development of wave and tidal stream, both in Wales and more widely. Halcrow is investigating the on shore infrastructural requirements for likely off-shore development and it is anticipated that this will be reported on by the end of the year (2011)²¹

2.26 The implications of this report for Plan review will need to be considered in the next annual monitoring report.

2.27 Supplementary Planning Guidance on Renewable Energy is due for adoption in October 2011. An addendum on field array panels will also be published at that time.²²



Policy Performance

Policy Area		Indicator 10	Target	Performance
Sustainable Design Policy 20		Incorporation of renewable energy technology within scheme	Relevant schemes incorporating renewable energy technologies.	N/A
Given the emphasis in Technical Advice Note 22, June 2010 on developers needing to look to achieve the minimum carbon standard through passive design and energy efficiency first, before considering how further emission savings can be achieved through the use of low and zero carbon energy technologies this indicator is no longer considered appropriate. (paragraph 4.4.1)				

Policy Area		Indicator 11	Target	Performance
Sustainable Design Policy 20		Compliance with code for sustainable homes	Target - 100% meeting national policy requirements	
Trigger: failure to achieve across 100% of residential developments				
Reason: Requirement of Planning Policy Wales Technical Advice Note 22: Planning for Sustainable Buildings.				
Analysis: A review of permissions granted since the Code for Sustainable Homes requirements were put in place (1 st September 2009) shows that permissions granted complied with the Planning Policy Wales requirements (paragraph 4.11.4).				
Conclusion: There are no issues arising.				

²¹ Jane Davidson, Marine Energy Seminar 4th March 2011, Pembroke Dock

²² <http://www.pembrokeshirecoast.org.uk/default.asp?PID=183>

Policy Area		Indicator 12a	Target	Performance
Renewable Energy Policy 21		Capacity of renewable energy schemes permitted and completed.	Planning permissions to contribute to an overall Renewable Electricity Target for the National Park of 4.91GWh.	
Policy Area		Indicator 12b	Target	Performance
Renewable Energy Policy 21			(Target - Planning permissions to contribute to an overall Renewable Heat Target for the National Park of between 35.2 to 40.7 GWh.)	

No triggers have been identified for the above. There are two main difficulties with monitoring renewable energy provision. Firstly renewable energy generated from micro household renewable schemes and small scale individual schemes are allowed as permitted development and secondly applicants do not currently need to provide information in respect of the renewable energy capacity associated with their planning application. There is also difficulty in distinguishing whether the panels are for electricity generation or heating water. Biomass in particular is seen as a potentially significant contributor to the renewable heat targets in the Plan and generally enjoys permitted development rights.

Nevertheless the Authority will continue to monitor the provision where permission is required. Some estimates are necessary where information is lacking.


Analysis: Electricity Generation Gwh (estimate) equals an estimated 1.8 Gwh if all the permissions granted since 2006 are implemented. The proposals are primarily for wind turbines and photovoltaics.


Heat Generation Per Annum Gwh (estimate) equals an estimated 2.59 Gwh primarily from solar panels.

The approach to Plan policy preparation was to ensure that the Authority was encouraging and supportive of renewables unless there are overriding environmental or amenity issues. An analysis of approvals versus re refusals shows that since 2006 there have been an estimated 10 refusals of permission (the majority of them predating the adoption of the Local Development Plan policy) and 94 approvals for various types of renewable energy.

Conclusion: Even though permitted development rights means that all proposals cannot be counted the Plan is ahead of potential target on electricity generation (if all those with permission are assumed to have been constructed) but behind on heat generation. This is likely to be due mainly to the substantial contribution that biomass was expected to make not being able to be counted in the figures as it generally enjoys permitted development rights.


Policy Area		Indicator 12c	Target	Performance

Policy Area		Indicator 12c	Target	Performance
Renewable Energy Policy 21		Renewable Energy Supplementary Planning Guidance	All decision making is consistent with the Authority's Renewable Energy Supplementary Planning Guidance	
<p>Trigger: 3 or more decisions contrary to the principles set out within the Renewable Energy supplementary planning guidance.</p> <p>Reason: Although the contribution provided by renewables is important it is difficult to monitor (see below). A more meaningful measure is how effective the Renewable Energy Supplementary Planning Guidance will be (to be adopted October 2011) in providing a supportive context for renewables provision while protecting the special qualities of the National Park. Deciding applications contrary to this in principle support set out in the Supplementary Planning Guidance should trigger a review.</p> <p>Analysis: The approach to Plan policy preparation was to ensure that the Authority was encouraging and supportive of renewables unless there are overriding environmental or amenity issues. An analysis of approvals versus re refusals shows that since 2006 there have been an estimated 10 refusals of permission (the majority of them predating the adoption of the Local Development Plan policy) and 94 approvals for various types of renewable energy. The preparation of a Renewable Energy Assessment in recent years the precursor to the Plan's Supplementary Planning Guidance on Renewable Energy has assisted in providing guidance as to what would be acceptable by the Authority. Future analysis will be against the Supplementary Planning Guidance. It is anticipated that this will be adopted in October 2011.</p> <p>Conclusion: The policy context and emerging supplementary planning guidance is providing a positive framework for renewable energy generation.</p>				

Policy Area		Indicator 13	Target	Performance
Flooding Policy 34	W	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v)	Development is not permitted where the long term scenario (in the next 60 year) would fail the tests set out above.	
<p>Trigger: 1 development permitted contrary to policy 34.</p> <p>Reason: Can be severe consequences of inappropriate development. This is a Welsh Government indicator.</p> <p>Analysis: The replacement of a single dwelling partially within a C2 zone at Angle was permitted under application NP/10/397. Changes to the design and siting of the replacement dwelling permitted it to be more resistant to flooding than the existing structure. The application was supported by a flood consequence assessment and no objection was raised by the Environment agency subject to conditions for agreed floor levels and other flood prevention measures.</p> <p>Conclusion: This was a replacement dwelling for development supported by the Environment</p>				

Policy Area		Indicator 13	Target	Performance
Agency and with mitigation to reduce the risk of damage by flooding. This does not conflict with the policy position of the Local Development Plan.				

Policy Area		Indicator 14	Target	Performance
Location of Growth	W	Percent of new development permitted on previously developed land.	33% of the housing land supply on previously developed land. 45% of the employment land on previously developed land.	Assessment due 2014.
Trigger: Failure to achieve the targets of 33% and 45% by the formal plan review period.				
Reason: Limited supply of development land, means an assessment would be appropriate.				
Analysis: For formal review stage.				
Conclusion: For formal review stage.				

Policy Area		Indicator 15	Target	Performance
		Effectiveness of Policies (Policy 29 to 34) & Supplementary Planning Guidance (Sustainable Design Guidance, Extensions, Renewable Energy) at Appeals and when dealing with Applications	Inspector does not raise issues regarding the effectiveness of the policies or supporting supplementary planning guidance.	
Analysis: In the period September 10 to July 11 two appeal decisions cited these policies.				
Conclusion: Whilst there is limited reference to these policies within Inspectors' decision making the Authority's application of them appears to be supported to date.				

D. Visitor economy, employment and rural diversification

Key outcomes

- (1) New employment, live/work and mixed use sites provided (estimated 5.6 hectares) and existing sites safeguarded.
- (2) A range of holiday accommodation is available to meet the varying needs of visitors
- (3) Recreational and visitor activities do not damage the special qualities of the National Park

Context

2.28 **Recreation:** Paragraph 4.156 of the Local Development Plan advises that supplementary planning guidance will be provided to guide recreational activities in the National Park. Supplementary planning guidance which will be published for public consultation in the Autumn of 2011.

2.29 **Hotels and Guest Houses:** Supplementary planning guidance has been prepared to provide additional advice on the requirements of Policy 36 of the Plan which seeks to prevent unnecessary loss of serviced accommodation in the National Park. The supplementary planning guidance was prepared for public consultation in Spring 2011 and adopted by the Authority in June 2011.²³

2.30 **Planning for Sustainable Economic Renewal²⁴:** This research report to the Welsh Government prepared in June 2011 sets out recommendations on amending Planning Policy Wales, introducing a new supporting Technical Advice Note, strengthening the links between land use planning and economic development and considering new arrangements for strategic planning across local authority boundaries. The research also includes an ancillary recommendation that further consideration should be given to the impact of regulation and policy on the financial viability of development. The recommendations of the research report have been considered and are accepted in full by the Welsh Government. In taking forward the recommendations, Welsh Government will be consulting on revised economic development planning policies and a framework economic development Technical Advice Note later this year (2011).²⁵ This will be an issue to consider for the next Annual Monitoring Report.

2.31 **Dale Airfield:** Dale Airfield occupies an extremely important and prominent site within the Pembrokeshire Coast National Park and has recently been purchased by several different owners. The site provides a number of concerns but also possibilities. The wartime buildings are in a poor state of repair, and with a lack of use could become visually intrusive. Conversely their use in any intensive

²³ <http://www.pembrokeshirecoast.org.uk/default.asp?PID=183>

²⁴ Weblink:

<http://wales.gov.uk/topics/planning/planningresearch/publishedresearch/suseconrenewal/?lang=en>

²⁵ Weblink:

<http://wales.gov.uk/about/cabinet/cabinetstatements/2011/110607plan/;jsessionid=tyTtT3JLYXL8CxVNjvwz0xW05Q2Vrny2Mc2VcJhf8JcknK0QJhKq!-728126835?lang=en>

manner is of concern with regard to the impact of activity on the tranquil nature of this part of the National Park and also with regard to the highway network which is mainly single track country roads. It is also not a site that would be sustainable in terms of location being distanced from any alternative means of travel to the private car.

2.32 The site could however offer a huge opportunity for both biodiversity, quiet recreation and interpretation of what Cadw consider to be the most important World War 2 airfield in Wales. It is considered that a feasibility project needs to be carried out as to the potential for the site and to enable the Authority to work proactively with the owners to ensure this site provides positive benefits in the long term.

2.33 **Rural Development:** The previous Technical Advice Note 6 was used to draft the Local Development Plan This new Note provides new guidance on:

- the need for Development Plans to define '**local need**' taking into account the social, economic and environmental characteristics of the area. Where possible existing definitions of local need, for example affordable housing to meet local need, should be adopted, or if necessary modified to include other land uses. (Paragraph 2.2.2) Where proposals are intended to meet local needs, planning authorities should recognise that a site may be acceptable even though it may not be accessible other than by private car. (Paragraph 2.2.3)


This new introduction means that for Policy 7 of the Plan where the Plan as adopted did not allow either infill or rounding off or conversion of buildings in inaccessible locations this allows for 'local need' uses. The only local need definition in the adopted Plan at present is for affordable housing. To consider whether widening the definition of local need is necessary is best done in light of monitoring the implementation of the Policy up until formal review stage 2014/2015. There is also an issue emerging in relation to current planning applications for the conversion of buildings (Sept 10 to June 11) which also need to be considered in such a review. Application of the policy means that there instances where the Authority would not be allowing the conversion of a building to potentially any use where affordable housing is not a viable option in an inaccessible location. This can mean, for example, that a building of local importance could be left to deteriorate. Currently the merits of retaining these particular buildings are being treated as exceptions to Plan policy.

- **Rural enterprise dwellings** being permitted (previously only referred to as agricultural and forestry dwellings). Policy 7 of the Local Development Plan will require a technical update at formal review stage to take account of this widening of opportunities). Current applications are being considered under the new national policy and guidance.
- **One Planet Development:** This is a new policy area which adds additional requirements to proposals considered under the Low Impact Development Policy of the Plan, Policy 47. The Authority has the benefit of an Inspector's appeal decision a Coheston where these additional considerations were identified. The Welsh Government is currently commissioning additional work to provide additional advice for applicants and authorities on One Planet Development. The outcomes can be considered in the drafting of supplementary planning guidance on low impact proposals under Policy 47. It is not envisaged at present that the outcomes of the Welsh Government

research will necessitate a review of the Plan policy but this will need to be monitored – the Guidance should be available by the end of 2011. The drafting of the Supplementary Planning Guidance on Low Impact proposals has been delayed until the outcome of the Welsh Government research is known.²⁶ In the interim the current guidance (prepared under the Joint Unitary Development Plan) along with Technical Advice Note 6 and the recent Inspector's appeal decision is being used when considering such proposals.


Policy Performance


Policy Area		Indicator 16	Target	Information source
Employment sites & Live/Work Units Policy 42	W	Net employment land supply (ha/sq m)	5.6 hectares over the plan period	Assessment due 2014.
<p>Trigger: Less than 0.5 hectare permitted by the formal plan review period.</p> <p>Reason: This allows some fluctuation caused by national economic factors. Appendix 2 provides tables showing current progress with allocations.</p> <p>Analysis: Assessment due 2014.</p> <p>Conclusion: Assessment due 2014.</p>				


Policy Area		Indicator 17	Target	Performance
Policy 43		Loss of employment sites	0 approvals of loss of employment sites except where justified within the terms of the policy.	
<p>Trigger: Loss of two or more employment sites or 500 sq metres contrary to recommendation</p> <p>Reason: Small employment sites can make an important contribution to sustainable communities.</p> <p>Analysis: There has been no loss of employment sites during the monitoring period (between 1st October 2010 and 30th June 2011).</p> <p>Conclusion: Decisions made have consistent with policy.</p>				

Policy Area		Indicator 18	Target	Performance
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²⁶ It is anticipated that Practice Guidance on One Planet Developments will be published by the Welsh Government by the end of 2011.

Policy Area		Indicator 18	Target	Performance
Visitor Accommodation Policy 35		Counts of hotel spaces, self catering, caravan and camping spaces (Hotels, self catering, caravan databases etc).	Maintain current levels of provision except where loss of hotel proven.	
<p>Trigger: 1 or more developments contrary to recommendation in any one year.</p> <p>Reason: The impact of such development changes on National Park purposes. There is a need to maintain current provision.</p> <p>Analysis: During the monitoring period a single static caravan pitch has been lost through a proposal to increase the site area and make environmental improvements within the site.</p> <p>Conclusion: Seeking environmental improvements is considered to be in consistent with improving quality of provision and reduce adverse landscape impacts.</p>				

Policy Area		Indicator 19	Target	Performance
Special Qualities Policy 8		Proposals for recreational activity contrary to Policy 8.	Target 0 approvals	
<p>Trigger: 2 or more recreational activity developments contrary to the Recreational Activities Supplementary Planning Guidance (draft in preparation – see timescale in Appendix 1).</p> <p>Reason: The special qualities (Environment Act 1995) could be significantly affected by such development.</p> <p>Analysis: The target has been met during the monitoring period (1st October 2010 to 31st March 2011) with 0 approvals contrary to Policy 8. This will be supported by supplementary planning guidance in due course.</p> <p>Conclusion: Decisions made have consistent with policy.</p>				

Policy Area		Indicator 20	Target	Performance
		Effectiveness of Policies (Policy 35 to 43) & Supplementary Planning Guidance (Recreational Activities, Loss of Hotels) when dealing with Applications and at Appeals	Inspector does not raise issues regarding the effectiveness of the policies or supporting supplementary planning guidance.	
<p>Analysis : In the period Sept 10 to July 11 no Inspectorate appeal decisions refer to these policies or supplementary planning guidance in their decision making</p>				

Policy Area	Indicator 20	Target	Performance
Conclusion: No conclusion about effectiveness can be made.			

E. Affordable housing and housing growth

Key outcomes


- (1) An estimated 1,600 new dwellings are provided of which a minimum of 530 new affordable homes are provided.
- (2) If by the end of the financial year 2014/15 the number of affordable homes built or under construction is below 80% of the proportion of the overall target for the Plan period which should be available by that date, the Authority will immediately commence a review of the Affordable Housing Strategy Policy.
- (3) A higher density of development is achieved – a minimum of 30 dwellings to the hectare in the Local Development Plan's Centres²⁷.

Context

2.24 Review of S106 agreements for affordable housing and mortgage lending: The Welsh Assembly Local Government Association is currently leading on a review of the approach taken in Wales to S106 drafting to ensure that owners of affordable housing delivered in Wales can find a mortgage. The outcome is anticipated in the autumn of 2011. This is likely to mean a review of the approach to occupancy controls set out in the Authority's recently adopted supplementary planning guidance.

2.25 Affordable Housing Contribution: This proposal which asks for an affordable housing contribution on single dwellings formed part of the Supplementary Planning Guidance on Affordable Housing.²⁸ Taking account of comments received during the consultation, the amount required will be calculated at a cost per square metre. A phased introduction, suggested by consultees, who included property developers and builders, will mean from October 1st 2011 the contribution will be £100 per square metre. This will rise to £150 on October 1st 2012 and from October 1st 2013 it will be £250. Both of these mechanisms were introduced as it was recognised that there are economic difficulties which impact not only on developers but also those who are in housing need. As a new policy approach monitoring of its implementation will be required.

Policy Performance

Policy Area		Indicator 21	Target	Performance
Housing	W	The housing land supply taken from the current Housing Land Availability Study (TAN1)	Minimum 5 years supply.	
Trigger: Less than a 5 year supply in any one year.				

²⁷ See Glossary of Terms


²⁸ <http://www.pembrokeshirecoast.org.uk/default.asp?PID=183>

Reason: It is important to deliver the affordable housing strategy.

Analysis: The Authority is required to demonstrate a five year effectively available housing land supply. The latest study looks at the adequacy of supply across the two planning authority areas of Pembrokeshire and the Pembrokeshire Coast National Park. It indicates that using the residual method, based on the adopted Joint Unitary Development Plan forecast of need, the supply of readily available land at 1st April 2010 stood at 4.5 years. Calculating the adequacy of supply based on past completion rates indicates a supply of 4.9 years if completions between 2000 and 2010 are considered, and 5.3 years if completions between 2005 and 2010 are considered.

It should be noted that the Joint Housing Land Availability Study is a forecast of what we believe is likely to be built over the next five years, rather than an assessment of the amount of land that could be developed over the next five years. Based on this conclusion no change is needed to the Plan.


Conclusion: There is no need to review the land supply of the Plan.


Policy Area		Indicator 22	Target	Performance
Policy 32	W	The number of net additional affordable and general market dwellings built. (TAN 2)	530 affordable dwellings over the plan period. 1000 general market dwellings built. In total an annual completion rate of 90 per annum.	Await Plan review 2014/15. 
<p>Trigger: If by the end of the financial year 2014/15 the number of affordable homes built or under construction is below 80% of the proportion of the overall target for the Plan period which should be available by that date, the Authority will immediately commence a review of the Affordable Housing Strategy Policy.</p> <p>Reason: Milestone contained in the Inspector's report on the Local Development Plan.</p> <p>Analysis: As this element of the Plan is a key component of the Plan a commentary is provided here on progress to date.</p> <p>The target for affordable housing delivery in the Local Development Plan is 530 affordable houses over the Plan period with 80% of the provision planned for delivery by the end of the financial year 2014/2015 to be either built or under construction. This would mean that an estimated 228 affordable dwellings would need to have been built between 2007 and 2015 or be under construction. This would be an estimated 28 affordable dwellings to be completed annually to achieve the Plan's target provision. A total of 33 dwellings were completed in the period 2007 to 2011 whereas a figure of 112 was anticipated. It is recognised that affordable housing under construction can also be counted.</p> <p>This reflects in part the downturn in development rates in the National Park and continued implementation of old permissions that did not have high percentage requirements. Housing Associations ability to draw down Social Housing Grant has also been inhibited due to budget cuts.</p>				

Policy Area		Indicator 22	Target	Performance
		<p>The Authority as planning authority has also taken two actions. One sending a letter out asking all owners when they anticipated bringing forward sites is being sent during September/October 2011. Secondly biannual meetings with the housing associations working within National Park have been set up to discuss opportunities to bring forward sites with planning permission, sites allocated in the Plan along with windfall and exceptions sites.</p> <p>Appendix 2 provides a commentary on progress with allocated sites.</p> <p>Overall supply for the Plan period: Based on current completion rates there will be a surplus of housing land at the end of the Plan period. The Authority expects that, as with previous recessions, the market will become buoyant again and completion rates will increase. At present there is a healthy supply of housing land.</p> <p>Conclusion: The annual average completion rate has been in decline in recent years. The overall target to build 1000 general market dwellings in the Plan period, at current rates of completion would not be possible. This is expected to change over the Plan period and reflects the current recession. Affordable housing delivery is consequently down as well.</p>		

Policy Area		Indicator 23	Target	Performance
	W	Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units).	Allocations – 100% permitted by the end of the Plan period on allocated sites.	Assess in 2014.
	W	And as a percentage of total development permitted.	No target specified in the Plan.	
<p>Trigger: Failure to achieve 33% of the first target by the formal plan review period.</p> <p>Reason: To allow land an opportunity to come forward means an assessment at this stage would be in appropriate.</p> <p>Analysis: Assess in 2014. For information housing permitted to 30 June 2011 on allocated sites represents 5% of development plan allocations.</p> <p>Conclusion: Assess in 2014.</p>				

Policy Area		Indicator 24	Target	Performance

Policy Area		Indicator 24	Target	Performance
Policy 44	W	Average density of housing development permitted on allocated development plan sites. ²⁹	30 per hectare target in the Plan Centres achieved.	
<p>Trigger: 2 or more housing developments not achieving 30 dwellings to the hectare.</p> <p>Reason: To make the best use of available land.</p> <p>Analysis: During the monitoring period October 2010 to June 2011 there was a single proposal which does not appear to have justification for a lower density being approved.</p> <p>Conclusion: No pattern is emerging to cause concern.</p>				

Policy Area		Indicator 25	Target	Performance
		Effectiveness of Policies (Policy 44 to 47) & Supplementary Planning Guidance (Affordable Housing, Low Impact Development making a Positive Contribution) when dealing with Applications and at Appeals	Inspector does not raise issues regarding the effectiveness of the policies or supporting supplementary planning guidance.	
<p>Analysis: In the period September 2010 to July 2011 one Inspector's decision refers to Policy 45 'Affordable Housing' (Application NP/09/331) where, in effect, the appellant is seeking to build two houses without affordable housing provision. The adequacy of the foul drainage system was also an issue. The Inspector dismissed the appeal as it was not acceptable with regard to local and national policies on affordable housing.</p> <p>Policy 47 'Low Impact Making a Positive Contribution: please see commentary under 'Context' for 'Visitor economy, employment and rural diversification' on the appeal decision at Coheston which referred to this Policy.</p> <p>Conclusion: Whilst this provides a limited indication, Policy 45 appears to be effective at appeal. Further guidance from Welsh Government is awaited regarding One Planet Developments and it is anticipated that the Authority's Low Impact Making a Positive Contribution Supplementary Planning Guidance, only, will require review as soon as practicable.</p>				

²⁹ Policy 44 second last paragraph requires a density of 30 dwellings per hectare on housing developments in Centres not just on housing allocations.

F. Community Facilities, Retailing and Transport

Key outcomes

- (1) Existing community facilities are safeguarded and provision enhanced.
- (2) The National Park retail centres are vibrant and diverse.
- (3) Proposals that could have potentially caused significant concerns regarding traffic have been avoided.

Context

2.27 **Community Infrastructure Levy:** Community Infrastructure Regulations 2010 came into effect on 6th April 2010 (non-devolved). The Community Infrastructure Levy Regulations 2010 provide a transitional period after which planning obligations designed to collect pooled contributions from 5 or more developments may not be used to provide infrastructure which could be funded from Community Infrastructure Levy, or on the local adoption of the levy if this is before the end of the transitional period. However, when assessing whether five separate planning obligations have already been entered into for an infrastructure project or a type of infrastructure, local planning authorities will need to look back over agreements that have been entered into since 6th April 2010. Analysis in Appendix 3 shows that this threshold has not been reached to date – there have been no such approvals since the 6th of April 2010. The historic pattern of approvals would suggest this is unlikely to be an issue for the Authority. In the longer term the preparation of a Community Infrastructure Levy will be heavily dependent on the County Council as the service provider. Raising awareness and liaising with the Council will be essential. Local Planning Authorities can continue to pool such contributions until 6th April 2014.

2.28 Affordable housing is currently not specified as infrastructure and is therefore outside the remit of Community Infrastructure Levy. Affordable housing should continue to be sought through S106 obligations. No change is needed to the Local Development Plan. Further guidance is awaited from Welsh Government and the approval of pooled contributions will continued to be monitored.


2.29 **Retailing:** The Welsh Government Enterprise and Business Committee are consulting on the following prior to an Inquiry into the regeneration of town centres


- What approaches have been followed to successfully deliver and finance the regeneration of town centres in Wales? Are there lessons to be learned from elsewhere?
- How does the Welsh Government use the levers at its disposal to assist in the regeneration of town centres in Wales?
- How are the interests and activities of communities, businesses, local authorities and Welsh Ministers identified and coordinated when developing and implementing town centre regeneration projects?


2.27 The deadline for the consultation is September 2011. The outcome of the Inquiry and any subsequent national planning policy changes will need to be considered within

future monitoring reports.

Policy Performance

Policy Area		Indicator 26	Target	Performance
Community Facilities Policy 48		Number of approvals for loss of community facilities	0 unless justified by policy framework	
<p>Trigger: 1 or more community facilities lost contrary to recommendation.</p> <p>Reason: Communities facilities are important to community sustainability.</p> <p>Analysis: On applications determined between 1st October 2011 and 30th June 2011 linked to Policy 48 there were no applications and hence no approvals for loss of community facilities. Appendix 3 provides a list of planning obligations secured to date.</p> <p>Commentary is provided on sites allocated for community facilities in Appendix 2.</p> <p>Conclusion: No need to review.</p>				

Policy Area		Indicator 27	Target	Performance
Community Facilities Policy 48		Number of Planning Obligations for community facilities secured from development. (or financial contributions)	S106 agreements secured in line with Supplementary Planning Guidance	
<p>Trigger: More than 2 applications decided contrary to the recommendation.</p> <p>Reason: To improve improvement in community facility provision.</p> <p>Analysis: There have been no applications decided contrary to recommendation during the monitoring period.</p> <p>Conclusion: There are no issues arising.</p>				


Policy Area		Indicator 28	Target	Performance
	W	Amount of greenfield and open space lost to development (ha) which is not allocated in the plan.	Greenfield - 0 % except for exceptional land released for affordable housing or community facility provision.	


		Open Space lost - 0 % except where, with playing fields, facilities can be best retained and enhanced through the redevelopment of a small part of the site or alternative provision can be made of equivalent benefit or there is excess provision in the area.)	
<p>Trigger: 1 or more inappropriate developments granted permission contrary to recommendation in any one year.</p> <p>Reason: The cumulative loss of green field land should be assessed to ensure that opportunities for brownfield development are not being overlooked. This is also a Welsh Government indicator.</p>			
<p>Analysis: Ten applications were approved which included the development of Greenfield land during the monitoring period (1st October 2010 to 30th June 2011). This amounted to the development of 7021.2m² of Greenfield land.</p> <p>Of the 10 applications:</p> <ul style="list-style-type: none"> ▪ 4 were for agricultural sheds; ▪ 1 was an agricultural dwelling; ▪ 1 related to development linked to existing equestrian business, ▪ 1 for a dwelling, although this was inside the Centre boundary for Newport, as defined in the Local Development Plan. This land had not been allocated as there are significant access problems which restrict the number of units to below the threshold of 5. ▪ A second application for a dwelling was determined in 2009 under the Joint Unitary Development Plan for Pembrokeshire. The permission notice for this application was not issued until the monitoring period of the Local Development Plan due to the extended time taken to agree and sign an Agreement to ensure that any dwelling constructed is suitable and remains suitable for a local person with an impairments which limits their ability to walk or require them to use a wheelchair for mobility. The area of this single outline application was 1200m². ▪ 1 related to provision of a Ministry of Defence forward operating base within the Castlemartin Range and considered to be in the national interest. ▪ The final application was for the extension of a caravan site area to allow improved spacing of static caravans. Of the total area covered by the applications, this measured 4,200m² (72% of the total area). <p>All but two of the above applications were approved in accordance with the policy framework:</p> <p>A single application for a stable and horse walker (ref NP/10/508) was approved contrary to Officer recommendation. The principle of this development at this location was acceptable but Officers were concerned about the impact of the detailed design of this development on National Park landscape (policies 1, 8, 13, 15,29 and 3 cited in the Officer report). Members gave the following reasons for overturning the Officer's recommendation:</p> <ul style="list-style-type: none"> • the economic benefit that the stables would bring to the local economy (particularly jobs); 			

- the reduced height, alterations to the proposed materials (ie wood and green coloured cladding), and proposed landscaping would minimise its impact in the landscape; and
- the previous highway concerns had now been addressed to the Welsh Assembly Government's satisfaction.

The application for the dwelling at St Davids was recommended for refusal against the policies of the Joint Unitary Development Plan for Pembrokeshire but overturned by Members who placed greater weight on the need for the dwelling for a person with disabilities.


Conclusion: All of these developments are located where they would expect to be located and do not raise concerns about the policy framework.


Policy Area		Indicator 29	Target	Performance
	W	Amount of greenfield and open space lost to development (ha) which is not allocated in the plan.	Open Space lost - 0 % except where, with playing fields, facilities can be best retained and enhanced through the redevelopment of a small part of the site or alternative provision can be made of equivalent benefit or there is excess provision in the area.	
<p>Trigger: 1 or more inappropriate developments granted consent contrary to recommendation in any one year.</p> <p>Reason: The loss of open space unless justified leads to the undermining of the sustainability of local communities. This is also a Welsh Government indicator.</p> <p>Analysis: There has been no loss of open space in the monitoring period.</p> <p>Conclusion: No issues arising.</p>				

Policy Area		Indicator 30	Target	Performance
Retail Policy 48		Percentage of vacant retail floor space.	No greater than 10%.	
<p>Trigger: Greater than 10% vacant A use class floorspace within retail centres for 2 consecutive years.</p> <p>Reason: Vacancy in centres naturally fluctuates and allows for new ventures to come forward. Sustained relatively high vacancy for National Park centres should be assessed further.</p> <p>Analysis: Across the centres of Tenby, Saundersfoot, St Davids, Solva and Newport, and for</p>				

all A use class units, the average vacant floorspace is 5.1% at 2011. This is below the national average of 13.4%³⁰ and demonstrates vibrant centres.


Conclusion: No issues arise regarding the vibrancy of the Park's retail centres.

Policy Area		Indicator 31	Target	Performance
Transport Policy 51		Approvals for development without providing appropriate access for vehicles, cyclists and pedestrians.	0	
<p>Trigger: 1 or more developments approved contrary to Policy 51 recommendation in any one year.</p> <p>Reason: These are essential for developments to go ahead.</p> <p>Analysis: There have been no developments given planning permission without providing appropriate access for vehicles, cyclists and pedestrians.</p> <p>Conclusion: There are no issues arising.</p>				

Policy Area		Indicator 32	Target	Performance
Policy 52		Approvals for development causing significant concerns regarding potential transport impacts.	0	
<p>Trigger: 1 or more applications approved causing significant traffic impact concerns</p> <p>Reason: Significant concerns will impact on communities and will require assessment.</p> <p>Analysis: The Highway Authority is routinely consulted on planning applications. There have been no applications approved causing significant concerns regarding potential transport impacts during the monitoring period (1st October 2010 to 30th June 2011)</p> <p>Conclusion: There are no issues arising.</p>				

³⁰ British Retail Consortium survey published 22 Aug 2011
<http://www.bbc.co.uk/news/business-14611592>

Policy Area		Indicator 33	Target	Performance
Waste		Amount of waste management capacity permitted expressed as a percentage of total capacity required, as identified in the Regional Waste Plan.	1.5 hectares or 100% (if not provided for outside the National Park in conjunction with Pembrokeshire County Council's provision.	Assess in 2014 review.
<p>Trigger: Application/s approved for 50% provision (0.75 hectare) by first formal review – 2014.</p> <p>Reason: Significant concerns will impact on communities and will require assessment.</p> <p>Analysis: Assess in 2014 review.</p> <p>Conclusion: Assess in 2014 review.</p>				

Policy Area		Indicator 34	Target	Performance
		Effectiveness of Policies (Policy 48 to 56) & Supplementary Planning Guidance (Planning Obligations) when dealing with Appeals	No issues arise from any appeal decisions regarding the effectiveness of the Plan's policies.	
<p>Analysis : In the period September 2010 to July 2011 one applicant appealed against a refusal of permission for a change of use from A1 use class to A2 use class within a Primary Retail Frontage under Policy 50 'Town and District Shopping Centres'. The Inspector supported this decision and dismissed the appeal, finding that the proposal would dilute the retail character of Tenby's primary frontage.</p> <p>Conclusion: Whilst this provides a limited indication, Policy 50 appears to be effective.</p>				

3. Sustainability Appraisal Monitoring

3.1 Below is an analysis of whether the plan is contributing to the sustainability appraisal objectives.

Objective Number	Sustainability Objective
1	<p>Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.</p> <p>Assessing the economic state of agricultural and allied sectors is difficult due to the lack of published data and the time lag to publication. Latest data from the labour force survey (2008) suggests that the medium term trend (since 2001) for employment rates in agriculture, forestry and fishing in Pembrokeshire is increasing, though this includes workers for whom their work in this sector is not their main job.</p> <p>The <i>State of Wildlife in Pembrokeshire</i> report suggests that biodiversity associated with agriculture is in decline. Suggesting that, though agriculture may be improving economically, with attendant social benefits, this is happening at the expense of, or without benefit to, the natural environment. It may be the case that the situation in the National Park is more favourable due to management agreements with landowners and the significant land holdings of the National Trust and Ministry of Defence.</p> <p>This area may be moving in the right direction with regard to the first part of this objective, but as yet this isn't reflected in the second part of the objective.</p>
2	<p>Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.</p> <p>Meeting this objective in the context of the Local Development Plan will be the result of not allowing development in remote areas, and maintaining or improving community facilities so removing need to travel, or the distance travelled. The commentary for Sustainability Objective 13 indicates community facilities are being maintained, if not improved. Only one approval has been given for a development in a remote location (a single unit of residential).</p> <p>Achievement of this Sustainability Objective will depend largely on activity outside the Local Development Plan, but as yet, implementation of the Plan does not seem to be hindering progress on this objective.</p>
3	<p>Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park.</p> <p>Tranquility mapping carried out by Countryside Council for Wales in 1997 and 2009 suggests that the National Park is becoming a more disturbed place, largely due to increased impact of road traffic. Proposals for re-development of the Gatehouse and associated sites will help improve the townscape of Tenby. Work by Western Power to replace overhead cables on Strumble Head with underground cables has led to landscape improvements in this area.</p> <p>Long term concerns about changes in landscape quality are part of the rationale of this objective, application of the Local Development Plan and projects outside the planning process suggest progress towards this objective.</p>
4	<p>Increase the number of residents and visitors taking part in physical</p>

Objective Number	Sustainability Objective
	<p>forms of recreation (especially walking and cycling) and volunteering opportunities.</p> <p>The role of the Local Development Plan in meeting this objective is likely to be restricted to its role in determining applications proposing development to support such activity, and securing planning obligations to develop cycleways or footpaths. Policy 52 requires new development to include appropriate access for walkers and cyclists.</p> <p>Since the adoption of the Local Development Plan no applications that would require or generate provision for walkers and cyclists have been determined, so as yet it is not possible to assess how the Local Development Plan is contributing towards this objective.</p>
5	<p>Increase the number of visitors using the National Park outside the peak visitor season.</p> <p>Achieving this objective will for the most part depend on activity outside the planning process. The role of the Local Development Plan will be to help create an environment in which year round visitor activity can expand. The goals of the visitor economy policies (creating accommodation suited to year round use, whilst not increasing the overall provision) will help to do this.</p> <p>Approvals for self catering accommodation since adoption of the plan help meet the aim to improve the suitability of accommodation for year round use, though they also increase the overall provision. Therefore the planning contribution to this Sustainability Objective can be seen as mixed.</p>
6	<p>Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.</p> <p>The Local Development Plan will contribute to meeting this objective primarily by not adding to the amount of infrastructure at risk of flooding or sea level rise. Since the adoption of the Local Development Plan no planning permissions have been granted to create new infrastructure in an area predicted to be effected by sea level rise of up to two metres. One permission for a replacement dwelling was granted in this zone with the condition that it be of a flood resistant design, thus improving the ability to manage the flood risk of an existing asset.</p>
7	<p>Reduce factors contributing to climate change.</p> <p>Contributions of greenhouse gases from activity in the National Park that might be influenced by the Local Development Plan are concentrated around domestic and commercial fuel use and road transport. Latest estimates (200) by the National Atmospheric Emissions Inventory (NAEI) suggest that the already relatively high domestic and commercial CO₂ output has slightly increased. The Code for Sustainable Homes (and the Welsh Government additional requirement for energy efficiency, and the National Park policy on requiring energy efficiency improvements when existing buildings are modified (Policy 29)) should lead to improvements in this area, though given the low rate of development in the Park this will be slow, and may be minor relative to other drivers, such as rising energy costs. The increasing number of proposals for renewable energy schemes that have been approved since adoption of the Local Development Plan will help reduce domestic and commercial CO₂ emissions.</p> <p>Emissions of CO₂ from road transport is declining, given that there has not been time for policies of the Local Development Plan to exert a significant effect, this is most likely to be due to the improving efficiency of road vehicles,</p>

Objective Number	Sustainability Objective
	<p>and increases in the cost of fuel.</p> <p>Progress towards this Sustainability Objective is being made, and is likely to accelerate with increasing adoption of renewable technologies and improvements to the housing stock.</p>
8	<p>Maximise the contribution of the limited opportunities for development to sustaining local communities.</p> <p>It is still early days for the Local Development Plan to significantly impact in this area, and as at the cut-off date for reporting (30 June 2011) no permissions for affordable housing had been granted since adoption of the Local Development Plan³¹.</p> <p>An extra 0.75ha of employment land has been permitted and no employment land lost, representing a positive contribution to this objective.</p>
9	<p>Encourage access for all to the National Park, reflecting the social mix of society.</p> <p>Meeting this objective is likely to be the result of efforts outside the application of the Local Development Plan. Policy 39 may lead to the conversion of cheaper forms of accommodation to more expensive forms, which would not help in meeting this objective. Activity involving this policy, and its impact will need to be monitored. Between October 2010 and June 2011 no application referred to this policy.</p>
10	<p>Maintain the cultural distinctiveness of communities.</p> <p>This objective proved difficult in applying it to the Sustainability Appraisal and has been interpreted as relating to the people who make up a community, and as the physical manifestations of a community built up over time.</p> <p>Delivering with regard to the first interpretation will depend largely on ensuring that people who have grown up in the National Park have the opportunity and the desire to continue living in the Park as adults. This in turn depends on providing employment and cultural opportunities and access to housing, covered by the delivery of Sustainability Objective 8.</p> <p>The second interpretation depends on maintaining historic buildings and other landscape features, and, arguably, retaining them in their original use. In terms of maintaining listed buildings less than 10% are identified as being at any degree of risk. There seems to be significant potential for the uses of listed buildings to change - 7 listed building permissions for change of use granted between 1 April 2010 and 30 June 2011.</p>
11	<p>The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.</p> <p>An extension to the Pantgwyn quarry was approved by the Welsh Assembly</p>

³¹ Since the end of June the re-development Gatehouse Hotel and associated sites in Tenby has been approved. This includes shops, a cinema and a hotel, adding to or maintaining the community infrastructure and employment opportunities in the town. The affordable housing required by the planning Permission is less than the target percentage of the LDP, but given the nature of the site and the proposed development it is believed that this is the best that could have been achieved, given the mechanisms currently available to deliver affordable housing.

Objective Number	Sustainability Objective
	Government (prior to adoption of the Local Development Plan) and a further decision from the Welsh Government is awaited on an extension at Trefigin Quarry. Middle Mill quarry permission has ceased to have effect apart from the restoration conditions. Therefore progress towards this Sustainability Objective has been mixed, though the approvals for Pantgwyn and Trefigin have been taken out of the Park Authority's control.
12	<p>Reduce the negative impacts of waste.</p> <p>Active waste facilities in the National Park are limited to public amenity sites in Tenby and near St Davids.</p> <p>The percentage of waste reused, recycled or composted across Pembrokeshire was 44.3% in 2009/10, this figure is part of a consistent pattern of increasing levels of reuse, recycling and composting.</p> <p>Incidents of recorded fly-tipping in Pembrokeshire have fallen by 20% since 2007.</p>
13	<p>Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population.</p> <p>Generally speaking community facilities are being retained, and given that the population is believed to be declining at a slow rate, it is reasonable to assume that the provision of an adequate level of facilities has been maintained. One public house has been granted planning permission for change of use to a dwelling, though it is currently still trading.</p>
14	<p>Maintain and enhance biodiversity both within and outside designated sites</p> <p>The <i>State of Wildlife in Pembrokeshire</i> report published in 2011 contains the following key observations:</p> <ul style="list-style-type: none"> • Otter numbers and sites with threelobed water-crowfoot are increasing. • The condition of heathland and coastal cliffs and slopes has improved on selected sites. • Southern damselfly, skylark, yellowhammer and starlings are particularly under threat. • The condition of grassland and hedgebanks are generally declining in the wider environment. • The status of dormice and marsh fritillaries is unclear and further research is required. <p>These observations suggest that while there are success stories and areas of optimism, the condition of biodiversity in the area is cause for concern. The observations regarding grassland and hedgebanks is particularly relevant as these habitats comprise over half of the National Park area.</p> <p>These observations cover the whole of Pembrokeshire, and it is possible that the situation in the National Park is better, due to the significant land holdings of the National Trust and Ministry of Defence.</p>
15	<p>Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.</p> <p>Consultation responses from Dwr Cymru during the production of the Local Development Plan suggest that there are no concerns regarding the availability of water resources for existing or planned demand. There is</p>

Objective Number	Sustainability Objective
	<p>concern in that much of the sewerage infrastructure in the National Park is at or near capacity.</p> <p>There are 13 blue flag beaches in the National Park in 2011 (same as in 2010), and a further 13 (15 in 2010) green coast award winning beaches (covering more remote, rural beaches).</p> <p>Supporting data for the Western Wales River Basin Management Plan³² identifies 31 km of river and stream stretches in the National Park to be of a 'Good' overall status, 105.5 km to be of 'Moderate' overall status, and 8 km (the Nyfer river between Nant Duad and the coast, and the Ritec river (also outside the National Park)) to be of 'Poor' overall status. 0.12 km² of lake in the National Park is identified as of 'Good' overall quality (Rosebush reservoir) and 0.34 km² as of 'Moderate' overall quality (Bosherston Lily Ponds).</p>

³² Environment Agency, <http://www.environment-agency.gov.uk/research/planning/125095.aspx>

Appendix 1 Supplementary Planning Guidance

	Title	Status
1.	Building Extensions	Adopted June 2011
2.	Loss of Hotels	Adopted June 2011
3.	Planning Obligations	Adopted June 2011
4.	Sustainable Design	Adopted June 2011
5.	Landscape	Adopted June 2011
6.	Safeguarding Mineral Zones	Adopted June 2011
7.	Coal Works – Instability	Adopted June 2011
8.	Parking	Adopted June 2011
9.	Archaeology	Adopted June 2011
10.	Affordable Housing	Adopted March 2011. Review in light of the County Council's housing allocations policy and the Welsh Local Government's research on mortgage lending.
11.	Validation + Interim Statement (June 2011)	October 2009 – requires review. WG 'Standard Information Requirements' document possibly issued at the end of 2011. National Park Authority intends to publish an interim supplementary planning guidance for consultation along with the Low Impact Supplementary Planning Guidance - see below.
12.	Conservation Area Statements	Current statements have various adoption dates. Intend to adopt new suite of guidance October 2011. (Consultation closed on draft proposals July 2011)
13.	Regionally Important Conservation Sites	Intend to adopt October 2011 (Consultation closed on draft proposals July 2011)
14.	Renewable Energy	Intend to adopt October 2011 (Consultation closed on draft proposals July 2011)
15.	Renewable Energy Addendum	Intend to consult on guidance for field arrays Autumn 2011.
16.	Shopfront Design	Intend to adopt October 2011 (Consultation closed on draft proposals July 2011)
17.	Low Impact Development Making a Positive Contribution	Adopted May 2006. Requires review. Awaiting Welsh Government Practice Guidance which is due by the end of 2011.

	Title	Status
18.	Recreational Activities	Intend to consult on guidance Autumn 2011.
19.	Siting and design of new farm buildings	Intend to consult on guidance Autumn 2011.
20.	Accessibility	Intend to consult on guidance along with Low Impact Supplementary Planning Guidance.

Appendix 2 Site Specific Monitoring

Table 1 Allocations of Employment/Mixed Use Sites

Location/ Proposals Map ID	Site Name	Proposed Use	Monitoring (Implemented or Preapp discussions)
Broad Haven MA776	Land at Broad Haven north east of Marine Road	Mixed (Residential, Workshops & Community Facility)	Not implemented. Bid made to Welsh Government Planning Improvement Fund to enable a study to examine potential for releasing capacity at the Sewage Treatment Works by diverting surface water drainage out of the system. Study timetabled fro autumn/winter 2011/12.
Manorbier Station MA895	Land part of Buttylands, Manorbier Station	Mixed (Residential/ Education)	Not implemented. No pre-application discussions.
Newport MA232	Land adjacent to the Business Park, Feidr Pen y Bont	Mixed (Live/Work Units)	Not implemented. Planning permission granted in May 2009 for a new factory unit on proportion of this land.
Saundersfoot MA777	Rear of Cambrian Hotel, Saundersfoot	Mixed (Residential, Retail & A3 Pub)	Pre-application discussions underway. Proposal includes residential, retail, A3 uses including affordable housing.
St David's EA748	South of St Davids Assemblies	Employment B1, B8, Local Waste Management Facility	Not implemented.
St David's MA746	Between Glasfryn Road and Millard Park, St Davids	Mixed (Live/Work Units)	Not implemented.
St Ishmael's MA733	Adjacent to School, St Ishmaels	Mixed (Residential/ Education)	Not implemented.
Tenby MA706	Upper Park Road, Tenby	Mixed (Residential & Retail)	This allocation was granted permission in part under NP/11/065 – 29 th July 2011. The permission relates to part of the allocation site and an additional area. The permission is for demolition, the construction of 5 commercial units with 14 residential units (12 affordable). The permission is linked to permissions also

Location/ Proposals Map ID	Site Name	Proposed Use	Monitoring (Implemented or Preapp discussions)
			granted on MA707.
Tenby MA707	White Lion St/Deer Park, Tenby	Mixed (Residential, Retail, Hotel and Cinema)	3 permissions granted 29 th July 2011. ³³ Includes 39 apartments, 68 bed hotel, 3 commercial units, replacement cinema, self catering hotel suites and 9 dwellings. Viability testing for the delivery of affordable housing and planning obligations was carried in conjunction with NP/11/65. The expectation of 60% affordable housing was not realized for two principal reasons: - The relatively high existing-use value. - The high density of the development. High density development generally delivers lower residual values than lower densities.
Tenby MA710	Sergeants Lane, Tenby	Mixed (Residential, Workshops & Retail)	Not implemented and no pre-application discussions have taken place.

Table 2 Allocations of Housing Sites

Location	Proposals Map ID	Site Name	Monitoring
Broad Haven	HA734	South of Driftwood Close	Not implemented.
Crymych	HA750	Depot Site	Cantref Housing Association to check re bringing forward the site with Pembrokeshire County Council housing as well. July 2011 August 2011 – Pembrokeshire County Council to put site on the market.
Dale	HA382	Castle Way	Not implemented.
Dinas Cross	HA387	Opposite Bay View Terrace	Letter sent by the National Park Authority to landowners to ask when the site is likely to come forward. No response Easter 2011. Cantref Housing Association to also

³³ NP/11/064, NP/11/066 and NP/11/68

Location	Proposals Map ID	Site Name	Monitoring
			approach landowners. (July 2011)
Herbrandston	HA732	East of Herbrandston Hall	Not implemented.
Jameston	HA436	North of Landway Farm	Reserved matters application submitted July 2011 NP/11/273 (5 units plus 1 affordable).
Jameston	HA730	Opposite Bush Terrace	Not implemented and no pre-application discussions.
Jameston	HA821	Green Grove	Not implemented and no pre-application discussions.
Lawrenny	HA559	Adjacent Home Farm	A design competition for an eco- village on this site was won by Tom Russell Architects in 2008. No pre-application discussions have taken place.
Manorbier Station	HA848	Field opp Manorbier VC School	Not implemented and no pre-application discussions.
New Hedges	HA813	Rear of Cross Park	Pre application discussions have taken place regarding access to the site.
Newport	HA825	North of Feidr Eglwys	Archaeological investigation ongoing by landowner with view to submitting planning application late 2011/early 2012.
Solva	HA384	Adjacent to Bro Dawel	Not implemented.
Solva	HA792	Bank House, Whitchurch Lane	Not implemented.
St David's	HA385	North of Twr-y-Felin	The site continues to be implemented under the original permission.
St David's	HA737	St Davids West Glasfryn Road	Not implemented.
St David's	HA789	Adj Ysgol Bro Dewi, Nun Street	Not implemented.
Tenby	HA377	Brynhir	Not implemented and no pre-application discussions have taken place.

Location	Proposals Map ID	Site Name	Monitoring
Tenby	HA723	former cottage Hospital Site	Not implemented and no pre-application discussions have taken place.
Tenby	HA724	Rectory Car Park	Not implemented and no pre-application discussions have taken place.
Tenby	HA727	West of Narberth Road	Not implemented and no pre-application discussions have taken place.
Tenby	HA752	Butts Field Car park, Tenby	Not implemented and no pre-application discussions have taken place.
Tenby	HA760	Reservoir Site, Tenby	Not implemented and no pre-application discussions have taken place.
Trefin	HA738	North of Heol Crwys	Not implemented.

Table 3 Community Facilities

Site Ref	Site Name & Location	Use	Monitoring
CP829	Land at Saundersfoot Railway Station, Pentlepoir	Car park	Pre applications discussions are underway.
CP828	Manorbier Station	Car park	No pre-application discussions have taken place.

Table 4 Road & Cycle Schemes

Scheme Number	Road/Cycle Schemes	Monitoring
RI1	New House Bridge Improvement A4075	Not implemented.
RI2	Shared Use Path south of Carew Castle	Funding available but landowner issues requiring negotiation with Pembrokeshire County Council.
RI3	St Petrox Bends Improvement	Not implemented. Possibility of piecemeal improvements using road safety funding.
RI4	Fan Road/B4316 Junction Improvement, Saundersfoot	Not implemented.
RI5	Gumfreston to Tenby Phase 3	Funding available but tidal modelling by consultant required as road subject to inundation.
RI6	Glasfryn Lane, St Davids	Not implemented. Pembrokeshire County Council has aspirations for the road to be widened for traffic management purposes in the City but has advised that it expects the works to be funded through the development of the land allocated along the road for housing and employment purposes.
RI7	A40 Canaston Bridge	Scheme completed and road opened on 16 th March 2011.

Appendix 3 Planning Obligations

Planning Ref	Location	Proposal	Clause description	Obligation type	Notes
NP/06/167	Land at Glanrhyd House, Glanrhyd	Erection of 4 dwellings, access road and private sewage works	Sale of land to RSL - 1 unit provided for rent or shared ownership	Affordable Housing	See agreement
NP/06/518	Land to rear of Maescynon, Crosswell	Residential development	One Unit of Affordable housing	Affordable Housing	At owners own cost
NP/06/537	Harbour Boatyard, Saundersfoot	Residential development (12 Units)	Two units of Affordable Housing	Affordable Housing	At owners own cost
NP/07/344	Sir Benfro Hotel, Herbrandston	Residential development (28 units)	Contribution to highway infrastructure cost.	Transportation	At owners own cost
NP/07/344	Sir Benfro Hotel, Herbrandston	Residential development (28 units)	Affordable housing - 6 units	Affordable Housing	At owners own cost
NP/07/402	Development at Landway Farm, Cobbs Lane, Jameston	Residential development - 6 units	Affordable housing - 1 unit	Affordable housing	At owners own cost
NP/06/106	Land at Parrog Road and The Pottery, Newport	Residential development (6 Units)	1 affordable housing unit for sale and 1 affordable housing unit for let	Affordable housing	
NP/06/306	Heywood Lodge Hotel, Heywood Lane, Tenby	Residential Development (5 Units)	1 x Affordable Housing unit	Affordable Housing	Determined by Appeal 23.04.07
NP/07/677	Teggars Brewery, Brewery Terrace, Saundersfoot	Redevelopment of site (Retail, Residential & Commercial)	Transportation works - improvements to main road frontage but not restricted to traffic calming, 20 mph zone, pedestrian crossings, wider pavements, improved signage along enhanced pedestrian access to car parking areas.	Transportation	Contribution due within 28 days of commencement of development -Contribution includes interest for late payment.

Planning Ref	Location	Proposal	Clause description	Obligation type	Notes
NP/06/623	The Jalna Hotel, Stammers Road, Saundersfoot	Residential development (conversion to 9 units)	2 x Affordable Housing units	Affordable Housing	
			Not to hang any clothing, textiles or othe materials outside the property or to dry or air for any other purpose whatsoever.	N/A	
NP/09/488/DG	Land at West Street, Newport	Residential Development (10 units)	Affordable Housing units x 4	Affordable housing	When complete development will be known as 'Will Phillips Close.'
NP/09/064	Development at Battery Lane, South Beach, Tenby	Removal of Condition 12 of NP/08/120 to allow full residential use Fountains Café, Battery Road, Tenby	Affordable Housing units x 5	N/A	