

Pembrokeshire Coast National Park Authority

Annual Monitoring Report

for the Local Development Plan

Approved National Park Authority

28th September 2016




2016

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1. Key Findings

- 1.1. This Annual Monitoring Report assesses the effects of the Local Development Plan against those which were anticipated. This report is for the financial year April 2015 to end of March 2016.
- 1.2. The findings of the Annual Monitoring Reports of 2011, 2012, 2013, 2014 and 2015 have been considered by the National Park Authority. The Reports have also considered the Plan's achievement of its sustainability objectives. These reports have fed into the preparation of the National Park Authority's Review Report for the Local Development Plan. A replacement Plan is being prepared. The revision process will continue to take account of emerging issues arising from future Annual Monitoring Reports.
- 1.3. **Changes needed to address issues identified in the 2011 to 2015 Annual Monitoring Reports have already been discussed and identified in the Review Report and are therefore not repeated in this Annual Monitoring Report. However, if the issue arises again under this reporting period the Annual Monitoring Report will highlight that the issue is being addressed as part of the preparation of the replacement Local Development Plan with a cross reference to the Review Report.**
- 1.4. The tables below provide a visual aid of the effectiveness of policies during this Annual Monitoring Report period 2014-2015 using the 36 indicators analysed in the Monitoring Report. Commentary and action points both in the interim and for review stage are provided for those that are underperforming.


Target	Number of Indicators	
Targets / objectives are being achieved.	27	
Targets have not been achieved or poor performance, but no concerns over implementation of policy / objectives - see below for a summary of the issues.	2	
Monitoring indicates area of concern over implementation of policy / objectives.	7	

Indicator 12b Renewable Heat Target


Policy Area	Indicator 12b	Target	Performance
Renewable Energy Policy 33		(Target - Planning permissions to contribute to an overall Renewable Heat Target for the National Park of 26 GWh ¹ .)	
The Local Development Plan Review Report identifies that change is needed to address this issue.			

¹ This target taken from Appendix 4 of the Local Development Plan has been amended in previous Annual Monitoring Reports from 'between 35.2 and 40.7 GWh' to 26 GWh to reflect that many types of proposals that could previously be monitored through the planning system now have permitted development rights. Annual Monitoring Report 2013 explains in further detail. The Local Development Plan Appendix 4 will require amendment to reflect this change in the replacement Local Development Plan. This is included in the Local Development Plan's Review Report.

Indicator 18 Visitor Accommodation


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>Analysis: One planning application for camping/caravan use was approved during the monitoring period, which was contrary to Policy 35 of the Plan and was approved by Members, contrary to Officer recommendation. The application was for 12 camping pods.</p> <p>A further 2 Certificate of Lawful Use applications were granted. One of these was for a single static caravan, the other for use of fields by tents and motorhomes with an unspecified number, but it is estimated that there are about 90 pitches within the site. No hotels or self-catering permissions have been granted contrary to policy in the monitoring period.</p> <p>The Authority continues to face a challenging number of enforcement cases relating to unauthorised camping and caravanning sites and pitches. As well as new sites becoming established without planning permission, there are also a high number of cases of authorised sites accommodating more pitches than the planning permission or licence permits.</p> <p>Some operators have made a conscious decision to try to establish their sites before applying for planning permission as they are aware of the policy position which would not allow new sites to be established. The Authority is working with Pembrokeshire County Council and camping and caravanning and tourism bodies to address the issue. The policy position will need to be fully considered through the Local Development Plan revision. The Authority has published the results of a study which assesses the landscape capacity of the National Park to accommodate more camping and caravanning sites.</p> <p>Conclusion: The Authority needs to address this issue comprehensively through liaison with Pembrokeshire County Council and other organisations and by continuing to monitor and carry out enforcement actions on unauthorised sites and pitches. The policy position will be reviewed through the Local Development Plan revision.</p> <p>The Local Development Plan Review Report identifies that change is needed to address this issue.</p>			

Indicator 21 Effectively Available Housing Land Supply





Policy Area	Indicator 21	Target	Performance
Housing W ²	The housing land supply taken from the current Housing Land Availability Study (TAN1)	Minimum 5 years supply.	
<p>The Local Development Plan Review Report identifies that change is needed to address this issue.</p>			

² Welsh Government Core Indicator


Indicator 22 Affordable housing and housing delivery

Policy Area		Indicator 22	Target	Performance
Housing	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.	Actions are proposed to improve delivery 
The Local Development Plan Review Report identifies that change is needed to address this issue.				

Indicator 23 Development of Site Allocations

Policy Area		Indicator 23	Target	Performance
Site Allocations	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.	Housing (23a) 
				Employment/Mixed use (23b) 
				Community Facilities (23c) 
				Road & Cycle Schemes (23d) 
The Local Development Plan Review Report identifies that change is needed to address this issue.				

Indicator 28 Open Space and Greenfield Land

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.)	

Analysis: Twenty applications were approved which included the development of greenfield land during the monitoring period. This amounted to the development of 13.4ha of greenfield land.

Of the 20 applications:

- 7 were for agricultural buildings including stores and livestock sheds;
- 1 was for a campsite, which was granted a Certificate of Lawfulness;
- 2 were for campsites, one of which was approved contrary to officer recommendation;
- 1 was for a coastal flood alleviation scheme;
- 3 were for telecommunication masts/access in conjunction with the national 'not-spots' improvement programme;
- 3 were linked to existing visitor attractions in the countryside, including one retrospective application for additional facilities;
- 1 was for a community play ground;
- 1 was for improvements to a woodland access road with a parking/turning facility;
- 1 was for solar photovoltaic panels

Conclusion: All but one of the applications for development of greenfield sites met with the policies of the Local Development Plan. One of those which did not was approved contrary to Officer recommendation and related to a camping and caravanning site. Please see commentary under Indicator 18 for further advice regarding actions required.

There was no development which resulted in a loss of identified open space in the monitoring period.

Sustainability Appraisal

- 1.5. An analysis of how the Plan is contributing to the sustainability appraisal objectives can be found in Chapter 3.
- 1.6. An analysis of how the Local Development Plan is contributing to the sustainability appraisal objectives has identified no substantial issues for this monitoring period. Within the scope of the Local Development Plan, and its associated supplementary planning guidance documents, it is generally contributing positively to the sustainability appraisal objectives.

Consultation and Further Information

- 1.7. 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 2016 document are invited and will inform the production of the next report in 2017 and the Local Development Plan revision. Any comments and queries relating to this Monitoring Report should be addressed to:

Park Direction Service
Pembrokeshire Coast National Park Authority
Llanion Park
Pembroke Dock
Pembrokeshire
SA72 6DY
Tel 01646 624800
email devplans@pembrokeshirecoast.org.uk

Consultation on the 2015 Monitoring Report




- 1.8. The 2015 Monitoring Report was made available for comment to relevant statutory bodies, stakeholders and individuals and was published on the Authority's web site. No adverse comment was received.

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 Government Core Indicator	W

National Park Purposes and Duty and the Spatial Strategy


Key Outcomes


- (1) Development takes place in accordance 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 No contextual issues have been identified for this monitoring period.


Policy Performance


Policy Area	Indicator 1	Target	Performance
All	Approvals contrary to recommendation.	0 approvals contrary to recommendation	
<p>Trigger: 3% of planning applications³ decided contrary to recommendation in any one year.</p> <p>Reason: To identify patterns over the Annual Monitoring Report period.</p> <p>Analysis: During the period April 2015 to March 2016 699 planning applications were determined by the Authority. 0.1% of applications (1) were approved contrary to recommendation.</p> <p>Conclusion: The Authority's application of policy positively supports the strategy of the Plan and achievement of its key outcomes.</p>			

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: 0 applications 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 2015 and 31 March 2016 have engaged or breached the Sandford principle.</p> <p>Conclusion: The National Park Authority's application of policy positively supports the strategy of the Plan</p>			

³ Full, outline or reserved matters applications.

and achieving its key outcomes.


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> <p>Analysis: There were no applications approved contrary to policy 35c during this monitoring period.</p> <p>Conclusion: The Authority's application of policy positively supports the strategy of the Plan and achievement of its key outcomes.</p>			

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	
<p>Trigger: Approval of 2 planning applications contrary to the policy 42d) or Policy 44 third last paragraph in any one year.</p> <p>Reason: The National Park does not contain many large scale employment uses and any loss to other uses must continue to support the local community. They are valuable to individual communities and a stringent threshold is appropriate.</p> <p>Analysis: No approvals contrary to this policy were recorded during 2015 to 2016 monitoring period.</p> <p>Conclusion: The Authority's application of policy positively supports the strategy of the Plan and achievement its key outcomes.</p>			

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
Policy 2 to 7	Effectiveness of Policies (Policy 2 to 7) & Supplementary Planning Guidance (Accessibility Assessment) 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 April 2015 to March 2016 no appeal decisions cited Local Development Plan policies or Supplementary Planning Guidance within this group.</p> <p>Conclusion: There is no evidence to suggest the policies and guidance in this grouping are not performing at appeals.</p>			

2A Special Qualities

Key outcome


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


Context

2.5 **Sky Quality:** In order to raise the profile of the National Park's night skies, the National Park Authority commissioned a Sky Quality Survey (2015) with the aim of identifying potential Dark Sky Discovery sites. Dark Sky Discovery Sites are places that are away from the significant sources of light pollution, provide good sightlines of the sky, and have good public access, including firm ground for wheelchairs. Nominations for Dark Sky Discovery Sites by the National Park Authority and the National Trust resulted in designations at Skrinkle Haven (PCNPA), Kete (NT), Martin's Haven (NT), Newgale (PCNPA), Garn Fawr (NT), Sychpant (PCNPA) and Poppit (PCNPA).

2.6 The Survey also provided a number of general recommendations, including a commentary on potential supplementary planning guidance on lighting. This requires programming when resources permit.

Policy Performance

Policy Area	Indicator 5	Target	Performance
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 1st April 2015 to 31st March 2016, there was one approval contrary to recommendation which referred to Policy 8 for a new camping/glamping site. Members resolved to approve the application on the grounds that it was modest, well screened, received no local objections, would benefit the local economy and represented an improvement on the quality of tourist accommodation.</p> <p>Conclusion: One approval has been given contrary to Strategy Policy 8 Special Qualities.</p>			

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

Analysis: In the period April 2015 to March 2016, three appeal decisions cited Local Development Plan policies and Supplementary Planning Guidance within this group. All three cited Policy 1 ‘National Park Purposes and Duty’, and Policy 15 ‘Conservation of the Pembrokeshire Coast National Park’. Two also cited Policy 8 ‘Special Qualities’, one also cited Policy 14 ‘Protection of Buildings of Local Importance’. Two also cited the ‘Landscape Character Assessment’ Supplementary Planning Guidance.

One appeal was partly allowed, resulting from a difference in the Inspector’s judgement on the impact of a rear extension on the character of the existing dwelling and the locality.

Conclusion: No appeal decisions dispute the appropriateness of the policies for consideration in these decisions. There does not seem to be a pattern emerging in which these policies are contested by Inspectors. The partly allowed appeal was a result of a difference in judgement by the Inspector on design grounds, rather than a disagreement with the Local Development Plan policies.

2B Major development, the potential for growth


Key outcomes

- (1) No new major development in the National Park unless there are exceptional circumstances.⁴
- (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


- 2.7 **Minerals:** Major infrastructure projects that may put additional pressure on existing reserves include the Swansea Tidal Lagoon (granted a Development Consent Order in July 2015), The Circuit of Wales proposal and the M4 relief road. However, progress on these projects is uncertain; they are not expected to come forward for development in the immediate future.
- 2.8 Minerals Planning Policy Wales (2000) has now been amalgamated into Planning Policy Wales Edition 8 (January 2016) in a new Chapter 14 Minerals. No changes to policy have been made as part of this exercise although the format has changed to be consistent with Planning Policy Wales.
- 2.9 **Marine planning:** Welsh Government is developing a Welsh National Marine Plan (WNMP), a single plan for inshore and offshore Welsh waters. The UK's Marine Policy Statement (March 2011) provides the high level context for the Welsh National Marine Plan. The Marine Policy Statement states that marine planning systems will sit alongside and interact with existing planning regimes – including local development plans - across the UK. An initial draft Welsh National Marine Plan and a sustainability appraisal of emerging policies was made available for public comment in November 2015. Welsh Government expects to consult formally on a draft Welsh National Marine Plan in 2016.

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 April 1st 2015 and March 31st 2016 no application for a major development was approved.</p> <p>Conclusion: There are no issues arising regarding the policy framework of the Plan.</p>			

⁴ See [Planning Policy Wales, Edition 8, January 2016](#), paragraphs 5.5.6 and 14.3.2; *Minerals Technical Advice Note 1: Aggregates 2004*, paragraph 52; *Mineral Technical Advice Note (MTAN) Wales 2: Coal*, paragraphs 74 to 79, page 159, *Circular 125/77 Roads and Traffic – National Parks*.

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 from April 2015 to March 2016 for a new or extended mineral site. The Authority has conducted a periodic review of Syke Quarry's mineral planning conditions (ROMP), which occurs every 15 years for 'mining sites', to update conditions to modern standards.</p> <p>Conclusion: There are no issues arising.</p>			

Policy Area	Indicator 9	Target	Performance
Policies 19 to 28	Effectiveness of Policies (Policies 19 to 28) & Supplementary Planning Guidance (Land Instability from coal workings Safeguarding Minerals,) 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 April 2015 to March 2016 no Inspectorate appeal decisions refer to these policies or relevant supplementary planning guidance in their decision making.</p> <p>Conclusion: No conclusion about effectiveness can be made.</p>			

2C Climate change, sustainable design, flooding, sustainable energy

Key outcomes

- a) Development achieving high standards in terms of sustainable design. With all new dwellings meeting the standards set out in national planning policy.⁵
- b) The National Park contributing to renewable energy generation.⁶
- c) No vulnerable development⁷ in areas which would be at risk of flooding both now and in the long term and with no negative impacts elsewhere.

Context

2.10 **Targets for Renewable Energy:** The targets within Indicators 12a and 12b were derived from a study entitled 'Development of a Renewable Energy Assessment and Target Information for the Pembrokeshire Coast Local Development Plan' (2008). This study considered the potential capacity for various types of renewable electricity and heat production technologies in the context of the National Park landscape, their economic potential and likely uptake, the potential for community based schemes and the limitations and opportunities of the electricity distribution network. Based on this information the study provided contribution estimates for each technology up to 2021 (Indicators 12a and 12b represent the total estimates). To inform the Local Development Plan revision and to enable the continued monitoring of policy performance, an update to the study has been prepared to review the uptake of certain technologies, identify technologies where limited further capacity exists, identify new technologies and to provide a new set of predicted contributions for the reviewed plan new end date of 2031. The updated study (January 2016) is presented as a background paper to the replacement Local Development Plan. Key contextual changes that have been taken into account include:

- The increase in permitted development rights for domestic and commercial renewable technology, thus removing some renewable energy generation from the control of the planning system;
- The increase/decrease in generation capacity from technologies, for example anaerobic digestion;
- The current and future economic viability of technologies.
- Whether landscape capacity/sensitivity has changed as a result.

2.11 The updated study concludes that, for technologies that would require planning permission, the generation potential of renewable electricity within the National Park has significantly increased and the potential for renewable heat energy has significantly decreased from the 2008 estimates. This will be reflected in the revised Indicators 12a and 12b for the replacement Local Development Plan.

Policy Performance

Policy Area	Indicator 10	Target	Performance
Sustainable Design Policy 29	Incorporation of renewable energy technology within scheme	Relevant schemes incorporating renewable energy technologies.	N/A
Given the emphasis in Technical Advice Note 12, July 2014 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 5.4.4 of Technical Advice			



⁵ The Welsh 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.

⁶ Please see the Monitoring Section of the Plan. Likely contributions are taken from the Renewable Energy Assessment web link: <http://www.pcnpa.org.uk/website/default.asp?SID=1317&SkinID=5>

⁷ 'Vulnerable developments' are defined in the Technical Advice Note 15: Development and Flood Risk on flooding, please see Figure 2 page 7: web link [http://new.wales.gov.uk/docrepos/40382/epc/planning/40382/40382/40382/1/\(560\)_july04-tan15-e.pdf?lang=en](http://new.wales.gov.uk/docrepos/40382/epc/planning/40382/40382/40382/1/(560)_july04-tan15-e.pdf?lang=en)

Policy Area	Indicator 10	Target	Performance
Note). A revised indicator for Local Development Plan Policy 29 Sustainable Design will be produced at formal review stage, to enable a meaningful monitoring of the policy in contributing towards sustainable design in all development.			

Policy Area	Indicator 11	Target	Performance
Sustainable Design Policy 29	Compliance with code for sustainable homes ⁸	Target - 100% meeting national policy requirements	N/A
Trigger: Failure to achieve across 100% of residential developments.			
Reason: Requirement of Planning Policy Wales Technical Advice Note 22: Planning for Sustainable Buildings.			
Analysis/Conclusion: This indicator is no longer relevant for this monitoring period, due to the changes to national planning policy. A revised indicator for Local Development Plan Policy 29 Sustainable Design will be produced at formal review stage, to enable a meaningful monitoring of the policy in contributing towards sustainable design in all development.			

Policy Area	Indicator 12a	Target	Performance
Renewable Energy Policy 33	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 33	As above for Indicator 12a	(Target - Planning permissions to contribute to an overall Renewable Heat Target for the National Park of 26 GWh ⁹ .)	

⁸ This includes better management of surface water run-off to cope with the impacts of climate change.

⁹ This target taken from Appendix 4 of the Local Development Plan has been amended in this Annual Monitoring Report from 'between 35.2 and 40.7 GWh' to 26 GWh to reflect that many types of proposals that could previously be monitored through the planning system now have permitted development rights. Annual Monitoring Report 2013 explains in further detail. The Local Development Plan Appendix 4 will require amendment to reflect this change in the replacement Local Development Plan. Please also see commentary in the context section above.

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 non domestic 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 of renewable energy schemes where permission is required. Some estimates are necessary where information is lacking.

Analysis: Electricity Generation Gwh (estimate) equals an estimated 7.61 Gwh if all the permissions granted since 2006 are implemented. This is an increase of 4.03 Gwh from the previous monitoring period. The proposals are primarily for wind turbines and photovoltaics, although the approval of a 500 Kw Anaerobic Digester has added 3.9 Gwh of potential during this monitoring period; the remaining increase of 0.4 Gwh was derived from solar photovoltaics.


Heat Generation per annum Gwh (estimate) equals an estimated 4.06 Gwh primarily from solar thermal panels, this is an increase of 0.355 Gwh from the previous monitoring period. 0.35 Gwh of this increase is the result of an approval for the storage of fuel in connection with a new biomass boiler. The remaining 0.005 Gwh is from solar thermal panels. Despite this monitoring period, overall the anticipated applications for example for larger biomass boilers to schools have not been forthcoming. However a positive policy framework remains in place.



The approach to Plan policy preparation was to ensure that the Authority was encouraging and supportive of renewables unless there is overriding environmental or amenity issues. An analysis of approvals versus refusals shows that since 2006 there have been an estimated 32 refusals of permission and 164 approvals for various types of renewable energy. Local Development Plan Policy 33 was quoted in a total of twenty decisions in this monitoring period, including on schemes which incorporated renewable energy technology as part of a wider proposal.

Conclusion: The Plan has now exceeded the electricity generation target (if all those with permission are assumed to have been constructed) but remains significantly behind on heat generation. The sum of estimated contributions from solar thermal, biomass and heat pumps have formulated the above heat generation target. The updated study referred to in the Context section of this Chapter will inform updates to Indicators 12a and 12b. Development interest for solar panels, biomass and anaerobic digestion still exists although demand for wind turbines has significantly decreased in the last two to three years.


Policy Area	Indicator 12c	Target	Performance
Renewable Energy Policy 33	Renewable Energy Supplementary Planning Guidance and Cumulative Impact of Wind Turbines on Landscape and Visual Amenity Supplementary Planning Guidance	All decision making is consistent with the Authority's Renewable Energy Supplementary Planning Guidance and Cumulative Impact of Wind Turbines on Landscape and Visual Amenity 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 above). A more meaningful measure is how effective the Renewable Energy Supplementary Planning Guidance will 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 Supplementary Planning Guidance should trigger a review.</p>			

Policy Area	Indicator 12c	Target	Performance
<p>Analysis: A review of permissions granted and refused for renewable energy schemes during the monitoring period (April 2015 to March 2016) shows that the Renewable Energy Supplementary Planning Guidance was cited in seven decisions, six of which were approved. These were for a mix of ground and roof mounted solar arrays, storage for biomass fuel and an anaerobic digestion plant for a farm. The refused application was for a One Planet Development with roof mounted solar panels. This application was refused on other landscape impact grounds. No decisions conflict with the Supplementary Planning Guidance.</p> <p>There were no applications for wind turbines received within this period and as such, the 'Cumulative Impact of Wind Turbines on Landscape and Visual Amenity' Supplementary Planning Guidance has not been cited.</p> <p>Conclusion: The policy context and supplementary planning guidance continues to provide a positive framework for renewable energy generation. Development interest for solar panels, biomass and anaerobic digestion still exists although demand for wind turbines has significantly decreased in the last two to three years.</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 years) would fail the tests set out in Indicator 13.	
<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: All applications within areas identified by Technical Advice Note 15 or Shoreline Management Plan as having potential for flooding have been screened by Natural Resources Wales (formerly by Environment Agency). No proposals have been permitted contrary to Policy 34 of the Plan.</p> <p>Conclusion: The policy context set out in Technical Advice Note 15 and the Local Development Plan is providing an appropriate framework to minimise the future risk of flooding.</p>			

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.	Housing 
			Employment 

Policy Area	Indicator 14	Target	Performance
<p>Trigger: Failure to achieve the targets of 33% and 45% by the formal plan review period.</p> <p>Reason: A limited supply of development land means an assessment would be appropriate.</p>			
<p>Analysis:</p> <p>Housing: 17.2% of residential units completed are on greenfield sites and 82.8% on brownfield sites when this target was considered at Plan Review. The Plan is well ahead of the target for residential development permitted. In the 2015/16 monitoring period 82.2% of housing completions were on brownfield sites.</p> <p>Employment related uses: The proportion of applications approved on greenfield sites was 38% and 62% on brown field when this target was considered at Plan Review. The target has been met. In terms of land area the percentages are 36% and 64% respectively.</p> <p>Conclusion: No change is required in approach to achieve brownfield targets for housing or for employment related uses.</p>			

Policy Area	Indicator 15	Target	Performance
Policy 29 to 34	Effectiveness of Policies (Policy 29 to 34) & Supplementary Planning Guidance (Sustainable Design Guidance, Renewable Energy, Cumulative Impact of Wind Turbines on Landscape and Visual Amenity) at Appeals and when dealing with Applications	Inspector does not raise issues regarding the effectiveness of the policies or supporting supplementary planning guidance.	
<p>Analysis: In the period April 2015 to March 2016, two appeal decisions cited Local Development Plan policies within this group. One cited Policy 29 'Sustainable Design' which was partly allowed, both decisions cited Policy 30 'Amenity', the other was dismissed. No decisions cited Supplementary Planning Guidance within this group.</p> <p>The partly allowed appeal resulted from a difference in the Inspector's judgement on the impact of a rear extension on the character of the existing dwelling and the locality.</p> <p>Conclusion: No appeal decisions dispute the appropriateness of the policies for consideration in these decisions. There does not seem to be a pattern emerging in which these policies are contested by Inspectors. The partly allowed appeal was as result of a difference in judgement by the Inspector on design and grounds, rather than a disagreement with the Local Development Plan policies.</p>			

2D Visitor economy, employment and rural diversification


Key outcomes


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


Context

- 2.12 **Economy** – The Local Development Plan Review Report identifies that the target set out in the Local Development Plan to have 33% of the employment/mixed use allocations with planning permission by the end of the 2014/15 financial year has not been achieved. Reasons for sites not being developed include landowner decisions, non-viability and lack of public funding to develop sites. In updating the evidence base for the Local Development Plan Review, it appears that the need is for ready-built premises for small and micro-businesses in the National Park, rather than for land allocations. This issue will be fully considered through the revision to the Plan which will also take into account updates to National Planning Policy.
- 2.13 **Chalet, Caravan and Camping Sites:** Against a backdrop of the National Park Authority's policy of restraint on new caravan, camping and chalet sites in the National Park there has been a significant increase in the number of unauthorised sites being reported. There have also been a number of successful applications for certificates of lawful use for tent and caravan sites in the last few years which has increased the number of pitches available in this sector considerably. There is also a trend towards glamping and camping pods, although more traditional accommodation types appear to remain popular. The National Park Authority commissioned a study in 2015/16 to examine the capacity of the National Park landscape to accommodate more camping and caravanning sites. The study has concluded that there is very limited capacity within the landscape for further camping sites or extensions to existing sites. The outcome of the study and the changing demands of camping and caravanning and any changes required to the current policy will be fully considered through the revision of the Local Development Plan.
- 2.14 **Employment Land Review:** The Authority will be including data in Pembrokeshire County Council's annual Employment Land Review in 2016 which will be used as part of the evidence base for the Local Development Plan revision.


Policy Performance

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.	
Trigger: Loss of two or more employment sites or 500 sq. metres contrary to recommendation			
Reason: Small employment sites can make an important contribution to sustainable communities.			
Analysis: There have been no permissions granted resulting in the loss of employment sites which are contrary to Policy 43 of the Plan during this monitoring period.			
Conclusion: Decisions made have been consistent with the policy.			

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 financial 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:</p> <p>One planning application for camping/caravan use was approved during the monitoring period, which was contrary to Policy 35 of the Plan and was approved by Members, contrary to Officer recommendation. The application was for 12 camping pods.</p> <p>A further 2 Certificate of Lawful Use applications were granted. One of these was for a single static caravan, the other for use of fields by tents and motorhomes with an unspecified number, but it is estimated that there are about 90 pitches within the site. No hotels or self-catering permissions have been granted contrary to policy in the monitoring period.</p> <p>Conclusion: The Authority continues to face a challenging number of enforcement cases relating to unauthorised camping and caravanning sites and pitches. As well as new sites becoming established without planning permission, there are also a high number of cases of authorised sites accommodating more pitches than the planning permission or licence permits.</p> <p>Some operators have made a conscious decision to try to establish their sites before applying for planning permission as they are aware of the policy position which would not allow new sites to be established. The Authority is working with Pembrokeshire County Council and other Camping and Caravanning and tourism bodies to address the issue. The policy position will need to be fully considered through the Local Development Plan revision. The Authority has published the results of a study which assesses the landscape capacity of the National Park to accommodate more camping and caravanning sites.</p> <p>Conclusion: The Authority needs to address this issue comprehensively through liaison with Pembrokeshire County Council and other organisations and by continuing to monitor and carry out enforcement actions on unauthorised sites and pitches. The policy position will be reviewed through the Local Development Plan Revision.</p>			

Policy Area	Indicator 19	Target	Performance
Special Qualities Policy 8	Proposals for recreational activity contrary to Policy 8.	0 approvals	
<p>Trigger: 2 or more recreational activity developments contrary to the Recreational Activities Supplementary Planning Guidance</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 with 0 approvals contrary to Policy 8 and the Recreation and Leisure Activities Supplementary Planning Guidance (2013-2014).</p>			

Conclusion: Decisions made have been consistent with policy.

Policy Area	Indicator 20	Target	Performance
Policy 35 to 43	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 April 2015 to March 2016 no Inspectorate appeal decisions refer to these policies or relevant supplementary planning guidance in their decision making.</p> <p>Conclusion: No conclusion about effectiveness can be made.</p>			

2E Affordable housing and housing growth


Key outcomes

- a) An estimated 1,600 new dwellings are provided of which a minimum of 530 new affordable homes are provided.¹⁰
- b) 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.
- c) A higher density of development is achieved – a minimum of 30 dwellings to the hectare in the Local Development Plan's Centres¹¹.

Context

- 2.15 **Housing Market:** The nature of the housing market over the lifespan of the Local Development Plan is and will be the subject of much conjecture and conflicting forecasts. The link below provides detailed commentary on housing starts and completions in Wales recently.¹²
- 2.16 **Supplementary Planning Guidance Affordable Housing:** The guidance sets out the circumstances where it will be necessary to review the guidance through monitoring of key indicators (see section 6). This exercise was carried out in September 2016. Considering the current evidence and trends a full review of the guidance is not be required at this time. There has been no single change in any one indicator meeting the threshold of 10% and no two indicators have changed by 5-9%.

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.	
<p>Trigger: Less than a 5 year supply in any one year.</p> <p>Reason: It is important to deliver the affordable housing strategy.</p> <p>Analysis: The Authority is required to demonstrate a five year effectively available housing land supply.</p> <p>The 2016 Study shows a 2.1 years land supply. This is a slight increase on 2015 when the figure was 1.8 years. The 2014 study concluded that the National Park had a 2.66 year land supply. The report uses the residual method to calculate the land supply. The 2013 study concluded that the National Park had a 2.96 year land supply which had dropped from 3.5 in 2012 and 3.8 in 2011.</p> <p>This slight rise in the land supply is due, in part to an increase in the number of units currently under construction which will be completed within 2016, and an increase in the number of small-site completions in 2015/16. The land supply continues to be of concern and is addressed in the Local Development Plan Review Report. The need for alternative land allocations will be addressed through the Revision of the Local Development Plan. An increase, in particular in the number of sites being developed for affordable housing in the current year, is encouraging. There has also been increased interest by landowners of some allocated sites to bring sites forward for development. In the meantime to help bring sites forward the National Park Authority is continuing to approve planning applications for housing developments provided all relevant policy considerations are met. The majority of applications</p>				

¹⁰ In 2014 the National Park Authority adopted new supplementary planning guidance on affordable housing the application of which would reduce the ability of the Local Development Plan to achieve its targets for affordable housing provision.


¹¹ See Local Development Plan. Glossary of Terms

¹² <http://gov.wales/statistics-and-research/new-house-building/?lang=en>

submitted to the Authority in the past few years have been on small sites which are not listed in the land supply.

The Authority has a continuing dialogue with owners of many of the land allocations in the Park. More commentary on completion rates is detailed below under the analysis of Indicator 22.

Conclusion: For Local Development Plan revision this will mean revisiting the overall housing land requirements and consequently the Plan's housing provision and acknowledging uncertainties in the housing market in setting annual targets – see Review Report.

Policy Area		Indicator 22	Target	Performance
Housing	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.	Actions are proposed to improve delivery 
<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>				

Analysis:

Overall Completions: Overall completions for housing (market and affordable) since 2007 totalled 510, 63% of the overall target which was 90 per annum over 9 years (810).

There are however issues with site deliverability which has been recognised and are addressed in the Local Development Plan's Review Report.

Affordable Housing: The target of 530 affordable dwellings over the Plan period was based on contributions anticipated from housing land allocations and windfall sites as set out in the adopted Local Development Plan.

The adoption of supplementary planning guidance on affordable housing means that the target is not attainable taking account of the lowered affordable housing numbers achievable as a result of what was considered viable as at 2014. Affordable housing from allocations under the Adopted Local Development Plan as at September 2010 (including mixed use sites): 517.¹³

With the application of percentage requirements in the 2014 guidance the anticipated provision would be an estimated 321 affordable dwellings on allocated and mixed use sites. Of this an estimated 85 units are unlikely to be delivered in the Plan period given current information on site progression.¹⁴


In current circumstances (issues of site deliverability are being addressed through Local Development Plan review) a more meaningful figure for an interim affordable housing target to monitor is circa 250 for the Plan period (includes expectations from allocations that are expected to progress and a small windfall figure¹⁵). This will allow focus on emerging issues as opposed to those that are already being taken account through Local Development Plan Review.

Completions of affordable dwellings and those under construction totalled 88 by the end of the financial year 2015 to 2016. Under construction equalled 44.

35% of the total end of Plan interim affordable housing target (2021) has been achieved (88/250). 9 out of 15 year Plan have passed. The progress of the sites which are expected to come forward will continue to be monitored and emerging issues addressed through Local Development Plan review.

On affordable housing contributions as at September 2016, the total received since June 2006 was £263,410.50. £148,651.75 has been spent and the current balance to spend is £114,758.75. Some of this balance is reserved for future projects. The money spent has assisted with the purchase of properties at Saundersfoot, Tenby and Jameston. Money has also been provided to support an exceptional land release for affordable housing at Marloes. On some permissions the detail of payments has not been agreed. The contributions due for these permissions will be calculated at reserve matters stage and are not included in the figures above. This element of affordable housing provision is intended as a minor part of the affordable housing provision for the Plan period.




Conclusion: The Authority's Review Report for the Local Development Plan identifies the changes needed to the Local Development Plan and the monitoring of progress of sites will continue.

Policy Area		Indicator 23	Target	Performance
Allocation Sites Tables	W	Amount of development, including housing, permitted on allocated	Allocations – 100% permitted by the end of the Plan period on allocated sites.	Housing (23a) 

¹³ Table 6 Affordable Housing Provision

¹⁴ Appendix 2 highlights those allocations that are not progressing.

¹⁵ With the percentage requirements in all the submarket areas except 'Tenby area' (post code area SA70 7) and 'Newport area' (SA42 0) below 50% the ability of windfalls to contribute to the overall target will also be reduced.

		sites in the Development Plan as a % of Development Plan allocations and as % of total development permitted (ha and units).		Employment/Mixed use (23b)  Community Facilities (23c)  Road & Cycle Schemes (23d) 
	W	And as a percentage of total development permitted.	No target specified in the Plan.	See commentary below.
<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>				

Analysis: Allocations in the Plan are for:

- Allocations with Housing (Table 1 Appendix 2 to this report)
- Employment/Mixed Uses (includes live/work) (Table 2 of this report)
- Community Facilities (Table 3 of this report)
- Road & Cycle Schemes (Table 4 of this report)

Allocations with Housing (Table 1): The target was to have 33% of the land allocations with permission by the end of the financial year 2014/15. The target was not achieved. At the end of the financial year 2015-16 14% of the land allocated by area had been granted planning permission, achieving 21.2% of the units allocated and therefore the target is still not achieved.

The Authority's Review Report for the Local Development Plan identifies the changes need.

There is no target specified for the amount of residential units permitted on allocated sites as a percentage of all residential permitted since Plan adoption.

The number permitted on non-allocated sites shows that in line with actions identified under Indicator 21 to improve land availability allocated sites provide for 49% of the units permitted and non-allocated sites for 51%.

Employment/Mixed Uses – excludes mixed use listed in Table 1 Appendix 2 (Table 2): The target was to have 33% of the land allocations with permission by the end of the financial year 2014/15 or at the end of the 2015-16 financial year. 3 sites are allocated and they are not progressing. Reasons include lack of interest by the landowner, lack of developer interest and issues around the viability of bringing employment sites forward where there is a lack of public funding.

693 applications were approved for employment related uses in the Plan period (as at end of April 2015) and these were not on allocated sites.

The Authority's Review Report for the Local Development Plan identifies the changes needed.


Community Facilities (Table 3): The target is to have 33% of the land allocations with permission by the review period (end of the financial year 2014/15). Two allocations were made in the Plan for community facility provision. The target of 33% has not been met as none of the allocations have been fully implemented. The future of allocations will be reconsidered as part of the Local Development Plan revision. The improvements allowed through an allocation would be achievable under Policy 48 Community Facilities and Infrastructure Requirements.


In terms of permissions granted for new or improved community facilities there have been 28 planning permissions granted since the Plan was adopted (as at April 2015) which shows a supportive policy context for such uses.

Road & Cycle Schemes (Table 4): 7 Schemes are allocated. 4 schemes have been completed or almost completed and can be taken out of the Plan at review stage (RI2 and RI5, RI6 and RI7). 3 schemes require discussion with Pembrokeshire County Council as part of the Local Development Plan review as future intentions appear to be changing RI1, RI3, and RI4. Work is being planned on the remaining 2 schemes (RI5 and RI6).

Much of the work done for such schemes does not require planning permission and therefore there is no record of permissions granted for such schemes since adoption of the Local Development Plan.

Conclusion: Please see Indicators 21 and 21 for recommendations regarding housing. A review of the employment/mixed use allocations shown in Table 1 and 2 Appendix 2 will be undertaken as part of the Local Development Plan Review. The allocation for community facilities CP829 at Saundersfoot Railway Station will also be reviewed as part of the Local Development Plan review. The Authority will discuss any revisions required to the list of schemes listed in Table 4 Road & Cycle Schemes Appendix 2 with the County Council as highway authority.

Policy Area		Indicator 24	Target	Performance
Policy 44	W	Average density of housing development permitted on allocated development plan sites.	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 this monitoring period planning permission was granted for 2 residential sites an allocation at Green Grove, Jameston and Feidr Eglwys, Newport. The number of units permitted on the Green Grove Site was increased from 5 to 6 and an additional parcel of land linked to the site to accommodate 3 affordable houses. There was also an increase in the number of houses granted permission at the Feidr Eglwys site.¹⁶</p> <p>Conclusion: The target continues to be met.</p>				

Policy Area		Indicator 25	Target	Performance
Policy 44 to 47		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 April 2015 to March 2016 one decision cited Local Development Plan Policy 46 'Gypsy Sites'.</p> <p>The appeal related to a new gypsy caravan site where the Inspector found the proposal to be contrary to Policy 46 (amongst others) on landscape impact grounds.</p> <p>Conclusion: No appeal decisions dispute the appropriateness of the policies for consideration in these decisions. There does not seem to be a pattern emerging in which these policies are contested by Inspectors.</p>				

¹⁶ Includes those with a resolution to grant planning permission for housing subject to the signing of a S106 agreement.
Pembrokeshire Coast National Park Local Development Plan

2F Community Facilities, Retailing and Transport


Key outcomes

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


Context


- 2.17 **Retailing:** A report from the Local Data Company, based on a study of British retail vacancy by unit number, states that the British shopping centre vacancy rate (13.2%) dropped by -1.6% in June 2016, when compared to the same period last year (June 2015). British shopping centres saw the biggest drop across all the location types. The West Midlands (-2.2%) and North East (-3.8%) saw the biggest fall in their vacancy rates across the nations and regions. Wales was the only area to see a rise in its vacancy rate of +0.4% in the last 12 months since June 2015. This is a recurring trend from the last four monthly vacancy reports.
- 2.18 Welsh Government has consulted on draft updates to Planning Policy Wales Chapter 10 Retail and Technical Advice Note 4: Retail Centre Development in autumn 2015. The updates are expected to be incorporated by the end of 2016.
- 2.19 To inform Local Development Plan revision, the Authority is conducting a regional retail study in partnership with Pembrokeshire County Council and Ceredigion County Council. This study is expected to be completed by the end of 2016 and will report on the existing levels of provision and patterns of convenience, comparison and bulky goods shopping, identify any likely additional future capacity including the likelihood of the take up of existing commitments (planning permissions) and advise on the potential and effectiveness of a regional strategy and hierarchy for the three authority local planning areas.
- 2.20 **Community Infrastructure Levy:** Community Infrastructure Regulations 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. Analysis shows that this threshold has not been reached to date. There are no plans at present to pursue a Community Infrastructure Levy in Pembrokeshire.
- 2.21 Community Infrastructure Levy is not intended to replace S106 Agreements (S106s). It subsumes many of the matters that are currently addressed through S106s. S106s, however, will remain in force and will deliver provision that cannot otherwise be realised through Community Infrastructure Levy. The main uses for S106s would be the delivery of affordable housing and the mitigation of the direct effects of development.
- 2.22 Supplementary Planning Guidance has been prepared by the Authority on Planning Obligations. This has been reviewed jointly with Pembrokeshire County Council and joint replacement guidance is proposed for adoption at the National Park Authority Meeting of the 28th September 2016.

Policy Performance

Policy Area	Indicator 26	Target	Performance
Policy 48	Number of approvals for loss of community facilities	0 unless justified by policy framework	
Trigger: 1 or more community facilities lost contrary to recommendation.			
Reason: Community facilities are important to community sustainability.			
Analysis: No applications determined between 1 st April 2015 and 31 th March 2016 linked to Policy 48 resulted in a community facility being lost contrary to recommendation.			
Commentary is provided on sites allocated for community facilities in Appendix 2.			

Conclusion: No need to review.


Policy Area		Indicator 27	Target	Performance
Policy 48		Number of Planning Obligations for community facilities secured from development (or financial contributions).	S106 agreements secured in line with Supplementary Planning Guidance	
Trigger: More than 2 applications decided contrary to the recommendation.				
Reason: To secure improvement in community facility provision.				
Analysis: There have been no applications decided contrary to recommendation during the monitoring period. (2015 to 2016)				
Conclusion: There are no issues arising as the trigger has not been met.				


Policy Area		Indicator 28	Target	Performance
Policy 16	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.	
Trigger: 1 or more inappropriate developments granted permission contrary to recommendation in any one year.				
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.				
Analysis: Twenty applications were approved which included the development of greenfield land during the monitoring period. This amounted to the development of 13.4ha of greenfield land.				
Of the 20 applications:				
<ul style="list-style-type: none"> ▪ 7 were for agricultural buildings including stores and livestock sheds; ▪ 1 was for a campsite, which was granted a Certificate of Lawfulness; ▪ 2 were for campsites, one of which was approved contrary to Officer recommendation; ▪ 1 was for a coastal flood alleviation scheme; ▪ 3 were for telecommunication masts/access in conjunction with the national 'not-spots' improvement programme; ▪ 3 were linked to existing visitor attractions in the countryside, including one retrospective application for additional facilities; ▪ 1 was for a community play ground; 				

- 1 was for improvements to a woodland access road with a parking/turning facility;
- 1 was for solar photovoltaic panels


Conclusion: All but one of the applications for development of greenfield sites met with the policies of the Local Development Plan. One of those which did not was approved contrary to Officer recommendation and related to a camping and caravanning sites. There was no development which resulted in a loss of identified open space in the monitoring period.

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.	N/A
<p>Trigger: 1 or more inappropriate developments granted permission 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: This is a duplicate of Indicator 28. No analysis is done.</p> <p>Conclusion: See Indicator 28.</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 floor space 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 all A use class units, the average vacant floor space is 3% at 2016. A breakdown of vacant floor space percentage by centre is as follows, Newport 0%, Saundersfoot 3.9%, St Davids 1.5%, Solva 0% and Tenby 4%.</p> <p>Conclusion: No issues arise regarding vacancy rates in the National Park's retail centres. Newport and Solva have remained at 0% from the previous year, Saundersfoot and St Davids have both slightly reduced vacancy percentages from the previous year, Tenby has slightly increased by 0.5%. Overall the vacancy percentage has reduced from 3.5% to 3% since last year. For unit numbers, the average vacancy rate for the National Park is 3.7% (unchanged from 2015): this is significantly below the national average for town centres at 13.2%.</p>				


Policy Area		Indicator 31	Target	Performance
Transp		Approvals for	0	

ort Policy 52		development without providing appropriate access for vehicles, cyclists and pedestrians.		
<p>Trigger: 1 or more developments approved contrary to Policy 52 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 (2015-2016).</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: One application within this monitoring period was approved contrary to Officer recommendation. The application was for a second temporary permission of 3 years to use a former garage site in the centre of Tenby as a car park. The Highway Authority had objected to the application on the basis that there was a lack of evidence to support the need for further car parking spaces in Tenby and that additional traffic would be encouraged into the town centre. This would be contrary to the traffic and parking management strategy to remove inappropriate parking and trips to and from Tenby, where traffic congestion is already an issue. Members considered issues of the permission being for an extension to the temporary period whilst the long term future of the site was considered by the landowner. Members also noted that the site offered easy access for people with disabilities (4 blue badge spaces were provided in the car park) and that this outweighed the Highway Authority and other policy objections and the car park was approved for 3 years.</p> <p>Conclusion: The decision was made on the basis of short-term gain judged by Members to be more pragmatic solution, than the wider strategy and long-term planning of the area as set out in the Local Development Plan and the County Council's transport strategy within Tenby. It is difficult to see how the Local Development Plan can be changed to protect against further such decisions. In this instance the permission is for a 3-year period, although a previous, similar permission provided to give the landowner time to prepare a proposal for the site within the policy framework did not come to fruition. Background information to support the Plan strategy, including an up-to-date picture of parking and traffic issues in Tenby will be updated through the Plan Review.</p>				

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	1.5 hectares or 100% (if not provided for outside the National Park in conjunction with Pembrokeshire County Council's provision.	N/A

Regional Waste Plan.		
<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: A two hectare Civic Amenity Site has been developed and is now operational outside of the National Park on Devonshire Drive, Crane Cross. This site has replaced the former Salterns Civic Amenity Site in Tenby (see Chapter 2B of this report).</p> <p>Conclusion: Due to the changes in national policy, there is no longer a need to monitor the provision of waste management capacity based on land take (see paragraphs 2.13 – 2.19 of the 2014 Annual Monitoring Report). Updates are required to Local Development Plan Policies 27 'Local Waste Management Facilities' and 28 'Composting' to reflect the new national policy context. A new indicator to monitor the performance of these updated policies will be included as part of the formal Local Development Plan review.</p>		

Policy Area	Indicator 34	Target	Performance
Policy 48 to 56	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 April 2015 to March 2016 no Inspectorate appeal decisions refer to these policies or relevant supplementary planning guidance in their decision making.</p> <p>Conclusion: No conclusion about effectiveness can be made.</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>Figures from Stats Wales for “Work place employment by Welsh Local Authority areas and broad industry” indicate that the median trend for employment rates in agriculture, forestry and fishing in Pembrokeshire between 2001 and 2010 was an increase in rates. However, more recent data (2011-2014) may indicate that employment rates in these industries are beginning to decline.</p> <p>The 2016 State of Wildlife in Pembrokeshire report provides an update on the 2011 report and an assessment on the progress in the 5 years between the reports. The report suggests that biodiversity associated with agriculture such as Farmland Birds, Heathland and arable field margins are in decline. However, the report also highlights that those habitats and species where considerable effort has been made are stable or are improving. It is also noted that Oak Woodlands are improving, which may be due to improved forestry practices.</p> <p>Within the National Park specifically the condition of biodiversity features on agricultural land may be more favourable due to many long term management agreements with farmers/ landowners as well as the significant land holdings of the National Trust and Ministry of Defence adding value.</p>
2	<p>Locate developments so as to minimise the demand for travel, especially by private car.</p> <p>Progress towards this objective within the context of the Local Development Plan will be the result of maintaining or improving community facilities (Indicator 23 shows positive results here over the Plan period), and refusing planning applications for residential development in remote areas or areas with poor community infrastructure. During this monitoring period no proposals were approved contrary to Policy 7 of the Local Development Plan.</p> <p>Achievement of this sustainability objective will depend largely on activity outside the Local Development Plan. Commentary for sustainability appraisal objective 13 also indicates that generally, within the scope of the Local Development Plan, community facilities are being retained and enhanced.</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>Tranquillity mapping carried out by the 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. There have been no updates to this data during this monitoring period for comparison.</p> <p>The adoption of the Landscape Character Assessment Study (July 2011) and Conservation Areas (October 2011) Supplementary Planning Guidance has helped to identify suitable enhancements as well as developments that would be out of character with the landscape or townscape of the National Park.</p> <p>In 2013 the Authority adopted new Supplementary Planning Guidance on Seascapes, which provides more detailed guidance on how Policies 8 (Special Qualities) and 15 (Conservation of Pembrokeshire Coast National Park) are applied. This new guidance helps to address seaward development impacts by dividing the National</p>

Objective Number	Sustainability Objective
	<p>Park into 12 character areas and identifying their sensitivities.</p> <p>In December 2013 Supplementary Planning Guidance on the Cumulative Impact of Wind Turbines was adopted, which aims to address the issue of multiple wind turbine proposals and associated landscape impacts. This should help to reduce the landscape impacts of wind turbine developments. However, no applications for wind turbines were received during this monitoring period.</p> <p>Partnership work with Pembrokeshire County Council and Carmarthenshire County Council has continued during this monitoring period to record renewable energy developments. This work has now resulted in comprehensive GIS data sets detailing the scale and location of wind turbine and large scale ground mounted photovoltaic developments. These datasets are available to the public for review and to Officers and applicants to assist in assessing the cumulative landscape impacts.</p> <p>As part of the background work to the first review of the Local Development Plan a caravan capacity study has been carried out by White Consultants. This commission explored the potential for further caravan and camping development within the National Park.</p> <p>The Authority put forward 6 sites throughout the National Park as candidates for “Dark Sky Discovery Sites”, 4 of these were accepted. A further 3 sites were proposed by the National Trust, all of these were also accepted.</p> <p>Long term concerns about changes in landscape quality are part of the rationale of this objective. Application of the Local Development Plan policies and projects outside the planning process suggest positive progress towards this objective.</p>
4	<p>Increase the number of residents and visitors taking part in physical 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 cycle ways or footpaths. Policy 52 requires new development to include appropriate access for walkers and cyclists.</p> <p>No developments have received planning approval without providing appropriate access for cyclists and pedestrians during this monitoring period indicating that the Local Development Plan is contributing positively to this sustainability appraisal objective.</p>
5	<p>Increase the number of visitors using the National Park outside the peak visitor season.</p> <p>Progress in this sustainability appraisal objective is largely dependent on activities beyond the influence of the Local Development Plan i.e. an increase in visitor numbers out of season is more likely to come about as a result of the marketing strategies employed by the tourism sector or changes to the school holidays. However, the Local Development Plan may assist in increasing and improving visitor accommodation through planning approvals. The goals of the visitor economy policies (creating accommodation suited to year round use, whilst not adding substantively 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. During this monitoring period 6 applications for the construction of or conversion of existing builds to self-catering units were approved. This is consistent with the objective of not adding substantively to overall provision.</p> <p>A review of the Authority’s approach to camping, caravanning and chalet policies referred to in Chapter 2D will form part of the Local Development Plan revision.</p>

Objective Number	Sustainability Objective
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 towards this objective primarily by not adding to the amount of infrastructure at risk from fluvial/coastal flooding. No planning permission to create new infrastructure in areas predicted to be affected by sea level rise of up to two metres were approved during this monitoring period.</p>
7	<p>Reduce factors contributing to climate change.</p> <p>Emissions of greenhouse gases resulting from activities within the National Park that could be influenced by the Local Development Plan are centred on domestic, commercial and road transport.</p> <p>Local authority estimates by the Department for Energy and Climate Change for Pembrokeshire (2005 – 2013) (released 25/06/2015) indicate that the per capita rates of CO₂ for Domestic have remained consistent between 2005 and 2013.</p> <p>CO₂ from industrial and commercial sources have also remained consistent during this period.</p> <p>The CO₂ emissions per capita for transport have been gradually reducing year on year since 2007, this may be due to improvements in technology and fuel efficiency.</p> <p>At present the Local Development Plan is exceeding its target for electricity generation from renewable sources brought forward by planning proposals, with an increase of 4.03 Gwh over the last monitoring period. This has been due largely to a proposal for an anaerobic digester (see indicator 12a).</p> <p>The Local Development Plan is still falling short of its target for renewable heat generation. A small increase from 3.7 to Gwh to 4.06 Gwh was recorded during this monitoring period. The reasons that the Plan is falling short of this target are outlined under indicator 12b.</p> <p>Please also see the commentary in Chapter 2C as the overall targets will require review to take account of an extended Local Development Plan period.</p>
8	<p>Maximise the contribution of the limited opportunities for development to sustaining local communities.</p> <p>Provision of affordable housing within the National Park has fallen short of the target set out in the Local Development Plan (See the analysis and conclusions under indicator 22 for details).</p> <p>As an interim measure the National Park Authority has commissioned and completed updated affordable housing supplementary planning guidance that aims to streamline the planning process for affordable housing. The guidance has also re-examined the expectation of provision geographically and reduced it accordingly to better take into account recent economic conditions. These measures should help to improve affordable housing provision until the policy can be examined in detail at Local Development Plan Review stage.</p> <p>Indicators 21, 22 and 23 provide a detailed commentary on progress with the various allocations in the Local Development Plan and where areas require review. Permissions granted that are not on allocated sites can in general be regarded as positively contributing to sustaining local communities.</p> <p>In conclusion the Local Development Plan is contributing positively to the local economy throughout the Park by providing a positive policy framework for the approval of schemes. Poor performance on delivery on allocated sites will be addressed through Local Development Plan revision.</p>
9	<p>Encourage access for all to the National Park, reflecting the social mix of</p>

Objective Number	Sustainability Objective
	<p>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. During the monitoring period two applications for upgrades to caravan and camping sites were approved.</p> <p>Policy 45 encourages the delivery of affordable housing. Indicators 21 to 23 provide a commentary on progress made and actions being taken to improve performance are set out in the Local Development Plan Review Report.</p>
10	<p>Maintain the cultural distinctiveness of communities.</p> <p>This sustainability objective covers the breadth of aspects that contribute to the unique character and cultural distinctiveness of the National Park.</p> <p>Within the context of the Local Development Plan, achievements towards this objective will be twofold. Firstly the Local Development Plan will be able to contribute towards the objective by helping to ensure that people who grew up in the National Park are able to have the opportunity to continue living here once they are adults by sustaining local communities and enabling access to employment (see comments under SA Objective 8). Secondly, the Local Development Plan will be able to contribute to the objective by helping to maintain and enhance culturally significant built environment and natural environment features.</p> <p>In terms of maintaining listed buildings, less than 10% (5.9%) are identified as being at any degree of risk. There is potential for the uses of listed buildings to change – 2 listed building consents for change of use were granted between April 1st 2015 and March 31st 2016.</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>No new quarries or extensions to existing quarries have been approved during the monitoring period.</p> <p>A Periodic Review application to review planning conditions for Carew Quarry was made to the Authority in December 2012 and is still on-going.</p> <p>The making of a Prohibition Order to prevent the resumption of mineral working at Penberry Quarry, with restoration conditions requiring demolition of the existing buildings on site, was approved by the Development Management Committee in January 2014. The Order has been publicised and submitted to the Welsh Government for confirmation.</p> <p>The Authority has conducted a periodic review of Syke Quarry's mineral planning conditions (ROMP), which occurs every 15 years for 'mining sites', to update conditions to modern standards.</p>
12	<p>Reduce the negative impacts of waste.</p> <p>The percentage of municipal waste collected for reuse, recycling or composting across Pembrokeshire was 65.4% in 2014/15 (an increase of 2.1% on 2013/14). This figure is part of a consistent pattern of increasing levels of reuse, recycling and composting since 2008/09</p> <p>Incidents of recorded fly-tipping in Pembrokeshire decreased by 13% between 2006/7</p>

Objective Number	Sustainability Objective
	<p>and 2010/11. However, the period of 2011/12 saw an increase in the incidence of fly tipping of 13.4% (a return to 2006/7 levels). Between 2012-13 and 2013-14 there was a dramatic increase in the incidence of fly tipping from 710 in 2012-14 incidences to 1,163 in 2013-14. 2014-15 has seen a significant decrease on the 2013-14 figures from 1,163 with 818 incidents in this period.</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>The provision and retention of community facilities is affected, largely, by factors beyond the scope of the Local Development Plan. However the Local Development Plan can help to retain community facilities through the application of Policy 48. It can also contribute through granting planning applications for the construction of new facilities or the improvement of existing facilities.</p> <p>During the 2015 – 2016 monitoring period no applications were approved that would result in the loss of a community facility (Policy 48), and four applications were approved for the improvement of existing community facilities. Looking back since the date of the adoption of the Local Development Plan there have been various permissions for new or improved facilities – See Indicator 23 which demonstrates a positive policy framework.</p>
14	<p>Maintain and enhance biodiversity both within and outside designated sites</p> <p>The “State of Wildlife in Pembrokeshire” (2016) suggests that biodiversity associated with agriculture is in decline, and has declined further between the 2011 and 2016 reports (see comments under Objective 1).</p> <p>During the 2015-16 monitoring period the Authority’s Direction and Delivery teams carried out conservation land management activities on over 100 sites across the National Park, with one or two sites outside of the National Park where opportunities to improve connectivity arise. Results from this conservation monitoring period indicate that all of the sites under active conservation management are improving or are in excellent condition. Many of these sites help to maintain and enhance the biodiversity of designated sites by providing buffering and improving connectivity. This strategic approach has wide spread benefits for biodiversity both within and outside of the National Park.</p> <p>In addition there are specific projects carried out by the Direction Team such as the Stitch in Time project, which is a strategic approach to the control of invasive non-native species in the Gwaun Valley (funded by the Sustainable Development Fund).</p> <p>See the Conservation Land Management Report 2015-2016 for more information (Operational Review Committee Papers for the 21st of September 2016).</p> <p>Within the scope of the Local Development Plan effects to biodiversity occur as the result of the loss of connectivity between habitats e.g. loss of hedgerows, or through the outright loss of habitats due to development pressure. All planning applications are tested for accordance with Local Development Plan Policy 11 ‘Protection of Biodiversity’. Between April 1st 2015 and March 31st 2016 no developments have received planning approval contrary to this policy. Additionally, during the monitoring period, 68 planning applications have been approved that included measures to promote biodiversity gain (an increase of 26% on the 2014/15 monitoring period).</p> <p>It is considered that the Local Development Plan is making positive contributions to this sustainability objective.</p>

Objective Number	Sustainability Objective
15	<p data-bbox="459 174 1411 226">Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.</p> <p data-bbox="459 275 1411 390">Dwr Cymru/Welsh Water (January 2015) has indicated that in general, they should be able to provide water to any new housing coming forward under the Local Development Plan. However, there are known issues for sewerage and waste water treatment capacity in many of the settlements within or partly within the National Park.</p> <p data-bbox="459 436 1411 520">During this monitoring period 12 beaches in the National Park were awarded blue flags, with a further 12 being awarded green coast awards (covering more remote, rural beaches).</p> <p data-bbox="459 567 1411 821">A Water Framework Directive Local Evidence package for Pembrokeshire Coast National Park prepared by Natural Resources Wales (April 2014) identified that 100% of the surface water bodies in the National Park were achieving 'Good' chemical status in 2013, whilst only 19% of bodies were achieving 'Good' ecological status. The vast majority (78%) of surface water bodies achieved 'Moderate' ecological status and a further 3% were found to be in 'Poor' ecological status. These results represent a new method of assessing water bodies which supersedes the old General Water Quality Assessments. Further data collated under this new methodology will be required to establish any new trends in water quality in the National Park.</p>

Appendix 1 Supplementary Planning Guidance (as at July 2016)

	Title	Current Status
1.	Accessibility	Adopted June 2013
2.	Affordable Housing (Replacement Guidance)	Adopted November 2014.
3.	Archaeology	Adopted June 2011
4.	Coal Works – Instability	Adopted June 2011- Technical update May 2014
5.	Conservation Area Proposals ¹⁷	October 2011
6.	Landscape	Adopted June 2011
7.	Loss of Hotels	Adopted June 2011
8.	Low Impact Development	Adopted June 2013
9.	Parking	Adopted June 2011
10.	Planning Obligations ¹⁸	Adopted June 2011
11.	Recreation	Adopted December 2012
12.	Regionally Important Geodiversity Sites ¹⁹	Adopted October 2011
13.	Renewable Energy Addendum to the Renewable Energy on Field Arrays ²⁰	Adopted October 2011 Adopted June 2012 Technical update April 2014
14.	Safeguarding Mineral Zones	Adopted June 2011 Technical update June 2014
15.	Seascape Character	Adopted December 2013
16.	Shopfront Design	Adopted October 2011
17.	Siting and Design of Farm Buildings	Adopted June 2012

¹⁷ Angle, Caerfarchell, Caldey Island, Little Haven, Manorbier, Newport and Newport Parrog, Portclew, Porthgain, Saundersfoot, Solva, St Davids Trefin, Tenby.

¹⁸ Replacement Supplementary Planning Guidance being prepared. Proposed for adoption at the National Park Authority Meeting of the 28th September 2016.

¹⁹ New site to be added to this Supplementary Planning Guidance.

²⁰ Now incorporated in the Renewable Energy Supplementary Planning Guidance
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	Title	Current Status
18.	Sustainable Design	Adopted June 2011 (updated December 2013)
19.	The Cumulative Impact of Wind Turbines	Adopted December 2013
20.	Enabling Sustainable Development in Welsh National Parks	Adopted March 2015
21.	WITHDRAWN - Building Extensions	Adopted June 2011
22.	WITHDRAWN - Validation + Interim Statement (October 2011)	October 2009
23.	To do - Biodiversity Supplementary Planning Guidance	To do – dependent on resources.
24.	To do – Lighting Supplementary Planning Guidance	To do – dependent on resources.

Website link: [Pembrokeshire Coast National Park - SPG](#)

Appendix 2 Site Specific Monitoring

Key to Table 1

Planning permission granted ²¹ or site completed	
Landowner or developer actively investigating bringing the site forward for development	
Allocation not progressing, e.g.: <ul style="list-style-type: none"> - Lack of interest by the land owner - Awaiting improvements to the housing market - Significant infrastructure constraint 	

Table 1 Allocations that include housing

	Location Proposals Map ID	Site Name and Location	
1.	Broad Haven HA734	South of Driftwood Close	
2.	Broad Haven MA776	Land north east of Marine Road	
3.	Crymych HA750	Depot Site	
4.	Dale HA382	Castle Way	
5.	Dinas Cross HA387	Opposite Bay View Terrace	
6.	Herbrandston HA732	East of Herbrandston Hall	
7.	Jameston HA436	North of Landway Farm	
8.	Jameston HA730	Opposite Bush Terrace	
9.	Jameston HA821	Green Grove	
10.	Lawrenny HA559	Adj Home Farm	
11.	Manorbier Station HA848	Field opp Manorbier VC School	
12.	Manorbier Station MA895	Land part of Buttylands	
13.	New Hedges HA813	Rear of Cross Park	
14.	Newport HA825	North of Feidr Eglwys	
15.	Saundersfoot MA777	Rear of Cambrian Hotel, Saundersfoot	
16.	Solva HA384	Adj Bro Dawel	
17.	Solva HA792	Bank House, Whitchurch Lane	
18.	St Davids HA385	North of Twr-y-Felin	
19.	St Davids HA737	West of Glasfryn Rd	
20.	St Davids HA789	Adj Ysgol Bro Dewi, Nun Street	
21.	St Ishmaels MA733	Adj School	
22.	Tenby HA377	Brynhir	
23.	Tenby HA723	former Cottage Hospital Site	
24.	Tenby HA724	Rectory Car Park	
25.	Tenby HA727	West of Narberth Road	
26.	Tenby HA752	Butts Field Car park, Tenby	
27.	Tenby HA760	Reservoir Site, Tenby	

²¹ Includes having a resolution to grant planning permission for housing subject to the signing of a S106 agreement.
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	Location Proposals Map ID	Site Name and Location	
28.	Tenby MA706	Upper Park Road, Tenby	
29.	Tenby MA707	White Lion St/Deer Park, Tenby	
30.	Tenby MA710	Sergeants Lane, Tenby	
31.	Trefin HA738	North of Heol Crwys	

Key to Tables 2, 3 and 4

Planning permission granted/site completed	
Landowner or developer actively investigating bringing the site forward for development	
Allocation not progressing	

Table 2 Allocations of Employment/Mixed Use Sites (not included in Table 1)

Location/ Proposals Map ID	Site Name	Proposed Use	Monitoring
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 has now lapsed. Landowner has no short-term proposals for the site.
St Davids EA748	South of St Davids Assemblies	Employment B1, B8, Local Waste Management Facility	Not implemented. Landowner has advised that this site will not be developed. This will be addressed through Local Development Plan Review.
St Davids MA746	Between Glasfryn Road and Millard Park, St Davids	Mixed (Live/Work Units)	Not implemented.

Table 3 Community Facilities

Site Ref	Site Name & Location	Use	Monitoring
CP829	Land at Saundersfoot Railway Station, Pentlepoir	Car park	Some pre application discussions have taken place. No further update for the 2016 Annual Monitoring Report.
CP828	Manorbier Station	Car park	Application NP/13/82 granted for 5 parking spaces; 1 disabled space, cycle parking and directional signs. This was incorrectly reported in the 2015 Annual Monitoring Report as having been implemented. Work commenced but higher than expected cost estimates to fulfil Network Rail requirements and insufficient grant funding resulted in Pembrokeshire

			County Council being unable to progress the works further.
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Table 4 Road & Cycle Schemes

Scheme Number	Road/Cycle Schemes	Monitoring
RI1	New House Bridge Improvement A4075	Funding has been identified to complete a feasibility study. This is a possible contender for Local Transport Fund bid 2016/17 with match funding from Bluestone Section 106 funding.
RI2	Shared Use Path south of Carew Castle	Work is completed.
RI3	St Petrox Bends Improvement	A scaled back and localised version of the original aspiration is now being considered by Pembrokeshire County Council.
RI4	Fan Road/B4316 Junction Improvement, Saundersfoot	Not implemented. No progress to date.
RI5	Gumfreston to Tenby Phase 3	The signs have been installed and tested. Operational protocol to be finalised which will establish the wording to appear on the signs.
RI6	Glasfryn Lane, St Davids	Widening of the road is currently being undertaken and is due to be completed in summer 2016.
RI7	A40 Canaston Bridge	Scheme completed and road opened on 16 th March 2011.