

# **Pembrokeshire Coast National Park Authority Joint Housing Land Availability Study 2014**

**BETWEEN THE PEMBROKESHIRE COAST NATIONAL PARK  
AUTHORITY AND THE HOMEBUILDERS FEDERATION (plus  
PEMBROKESHIRE COUNTY COUNCIL, PEMBROKESHIRE HOUSING  
ASSOCIATION, TAI CANTREF HOUSING ASSOCIATION & DWR CYMRU)**



December 2014

## **Contents**

1.0 SUMMARY .....	3
2.0 HOUSING LAND SUPPLY .....	4
3.0 COMMENTARY .....	5
4.0 MONITORING DATA.....	6
Appendix 1 – Site Schedules.....	8
Appendix 2 – Past Completion Data.....	18
Appendix 3 – Previous Land Supply Data .....	18

## 1.0 SUMMARY

1.1 This is the Pembrokeshire Coast National Park Authority Joint Housing Land Availability study for 2014 which presents the housing land supply for the area at the base date of 1<sup>st</sup> April 2014. It replaces the report for the previous date of 1<sup>st</sup> April 2013.

1.2 The Joint Housing Land Availability Study has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN1) and the Guidance Note on the JHLAS process (September 2012). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs

<http://wales.gov.uk/topics/planning/policy/ppw/?jsessionid=F9DE329015C3CE30EA37931A6E0A91A2?lang=en>

<http://wales.gov.uk/topics/planning/policy/tans/tan1/?lang=en>

<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/jhlasguidancenote/?lang=en>

1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN1, Pembrokeshire Coast National Park Authority has 2.66 years housing land supply.

### Involvement

1.4 The housing land supply has been assessed in consultation with:

- Home Builders Federation
- Pembrokeshire County Council
- Dwr Cymru/Welsh Water
- Pembrokeshire Housing Association
- Tai Cantref Housing Association

### Report production

1.5 Pembrokeshire Coast National Park Authority issued draft site schedules and site proformas for consultation on 16<sup>th</sup> May 2014 for a period of 3 weeks until 6<sup>th</sup> June 2014. Comments were received from the HBF, Dwr Cymru/Welsh Water and Pembrokeshire County Council within this period. A response from the National Park Authority was provided and the site schedules recirculated for comment on 10<sup>th</sup> July for a period of 1 week until 18<sup>th</sup> July 2014. During this period there was discussion with the HBF and Pembrokeshire County Council resulting in agreement on the position for 8 previously disputed sites. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, (8<sup>th</sup> to 29<sup>th</sup> August 2014) was submitted to the Welsh Government on 16<sup>th</sup> September 2014.

1.6 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters because details within the site schedule could not be agreed by all parties through the Statement of Common Ground stage.

1.7 The appointed Planning Inspector subsequently made a recommendation to the Welsh Government on the housing land supply<sup>1</sup>, including recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by Pembrokeshire Coast National Park Authority and this information has been incorporated into this report.

## 2.0 HOUSING LAND SUPPLY

2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in adopted development plans, categorised as prescribed in TAN1.

2.2 The land supply has been calculated using the residual methodology, based on the Pembrokeshire Coast National Park Local Development Plan (end date 2021), adopted on 30<sup>th</sup> September 2010.

**Table 1 – Identified Housing Land Supply**

Housing Land Supply								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 years		Homes completed since last study
		Under construction	1	2	2*	3(i)	3(ii)	
<b>Total</b>	<b>1008</b>	<b>93</b>	<b>34</b>	<b>236</b>	<b>0</b>	<b>625</b>	<b>0</b>	<b>6</b>

2.3 Five year land supply breakdown (ie. Categories 1,2,2\* and Under Construction)

Private	257
Public	0
Housing Association	106
<b>Total</b>	<b>363</b>

2.4 **Small Site Supply** – The contribution from small sites of less than 5 dwellings is based on the completions for the last 5 years.

**Table 2 – Small Site Completions for previous 5 years**

2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	Total
19	20	16	16	37	<b>108</b>

2.5 The overall **total 5 year land supply** (large and small sites) is 471.

<sup>1</sup> Inspectors Report - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=579>

**Table 3a – 5 Year Land Supply Calculation (Residual Method)**

<b>A</b>	<b>Total Housing Requirement</b> (LDP provision 2006 - 2021)	<b>1600</b>
<b>B</b>	Completions 01/04/2007 to 31/03/2014 (large and small sites)	<b>350</b>
<b>C</b>	Residual Requirement (April 2014 – 2021)	<b>1250</b>
<b>D</b>	5 Year Requirement	<b>893</b>
<b>E</b>	Annual Need	<b>177</b>
<b>F</b>	Total 5 Year Land Supply	<b>471</b>
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>2.66</b>

### **3.0 COMMENTARY**

3.1 The 5 year land supply in the National Park, as calculated using the residual method has decreased to 2.66 years this year. Whilst this is a matter of concern, the levels of house-building activity recorded in the Park since the 1<sup>st</sup> April 2014 base date of this study have shown a dramatic increase on that of recent years, with a number of large sites, particularly in the south-east area of the Park now under construction. The overall figure of large and small sites now under construction is approaching the pre-2008 completion totals and this will be reflected in the 2015 Study.

3.2 In the meantime, in order to address the 5 year land supply shortfall the National Park Authority is continuing with the following actions:

- Approving planning applications for housing developments provided all relevant policy considerations are met. The majority of applications submitted to the Authority in the past few years have been on small sites which are not listed in the land supply. Site visits undertaken in October 2014 continue to show an increase in the level of activity on these small sites and on some of the larger sites shown in this study and continuing into the 2015 study.
- In November 2014 the National Park Authority adopted revised Supplementary Planning Guidance (SPG) on Affordable Housing (effective for development management purposes since 1<sup>st</sup> July 2014). The SPG includes revised viability assessments of the land allocations included in the Local Development Plan taking account of the changed market conditions since the Plan was adopted in 2010. These assessments show that in most cases the affordable housing requirement will need to be lower reflecting the approach that has been taken since adoption of the Plan in negotiating the requirement of specific sites with planning applicants.
- Officers are in discussion with landowners/developers of several of the sites allocated in the Local Development Plan. Pre-application discussions are progressing on nearly 30% of the sites.
- The first Review of the Local Development Plan is due to commence in Spring 2015. In advance of the formal start, Officers are currently reviewing the background evidence to the Plan and contacting all (known)

owners/developers of allocated sites to ascertain their intentions for bringing the sites forward for development. It is being made clear to the landowners where there are no firm plans to bring sites forward for development during the Plan period then alternative sites will be sought wherever possible and land de-allocated if necessary. The Review will also take account of up-to-date population data and affordable housing need requirements.

- A significant amount of the land allocated in the Local Development Plan is in the ownership of Pembrokeshire County Council but has not come forward for development. It is hoped that the formal review of the Local Development Plan will encourage the Council to work with this Authority in bringing the sites forward for development.

#### 4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk, constraints and the type of housing being developed (ie houses, flats, other). This data is set out below.

**Table 4 – Re-use of Previously Developed Land (large sites)**

Year	Total Number and Percentage of Homes by Category and Land Type											
	5 Year Supply				3i and 3ii Categories				Completions			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	144	38%	239	62%	489	71%	195	29%				
2012	153	39%	237	61%	490	79%	133	21%	6	60%	4	40%
2013	138	37%	231	63%	486	76%	150	24%	1	6%	17	94%
2014	134	37%	229	63%	488	78%	137	22%	2	33%	4	67%
2015												
2016												

**Table 5 – Sites subject to flood risk constraints (large sites)**

Year	Total Number and Percentage of Homes by Category and Land Type											
	5 Year Supply				3i and 3ii Categories				Completions			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	0	0%	0	0%	0	0%	8	1%				
2012	0	0%	10	2.6%	0	0%	6	1%	0	0%	0	0%
2013	0	0%	20	5.5%	0	0%	0	0%	0	0%	0	0%
2014	0	0%	20	5.5%	0	0%	0	0%	0	0%	0	0%
2015												
2016												

**Table 6 – Completions by House Type – 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013 (large sites)**

- 3 (50%) houses completed
- 3 (50%) apartments/flats completed
- 0 other (eg bungalows) completed

## Appendix 1 – Site Schedules

### Broad Haven

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
HA734	South of Driftwood Close Broad Haven	0	8	8		0	0	2	2	2	2	0	0	0
MA776	North East Marine Road Broad Haven	0	35	35		0	0	0	7	7	7	0	21	0
	<b>Total</b>	<b>0</b>	<b>43</b>	<b>43</b>		<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>9</b>	<b>9</b>	<b>0</b>	<b>21</b>	<b>0</b>

### Crymych

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
0	Depot Site Crymych	0	18	18		0	10	8	0	0	0	0	0	0
	<b>Total</b>	<b>0</b>	<b>18</b>	<b>18</b>		<b>0</b>	<b>10</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



### Dale

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 <sup>+</sup>	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
HA382	Castle Way, Dale	0	12	12		0	0	0	0	0	0	0	12	0
	<b>Total</b>	<b>0</b>	<b>12</b>	<b>12</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>

### Dinas Cross

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 <sup>+</sup>	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
HA387	Opposite Bay View Terrace, Dinas	0	12	12		0	0	0	0	0	0	0	12	0
	<b>Total</b>	<b>0</b>	<b>12</b>	<b>12</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>

### Herbrandston

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 <sup>+</sup>	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
NP/04/462	Site of former Sir Benfro Hotel, Herbrandston	0	28	28		5	6	6	6	5	0	0	0	0
HA732	East of Herbrandston Hall, Herbrandston	0	12	12		0	0	0	0	0	0	0	12	0
	<b>Total</b>	<b>0</b>	<b>40</b>	<b>40</b>		<b>5</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>

### Jameston

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 *	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
NP/07/402	Adj Landway Farm, Jameston	1	6	5		2	1	2	0	0	0	0	0	0
HA730	Opposite Bush Terrace, Jameston	0	35	35		0	0	0	0	8	8	0	19	0
HA821	Green Grove, Jameston	0	5	5		0	0	0	0	1	2	0	2	0
	<b>Total</b>	<b>1</b>	<b>46</b>	<b>45</b>		<b>2</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>10</b>	<b>0</b>	<b>21</b>	<b>0</b>

### Lawrenny

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 *	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
HA559	Adjacent to Home Farm, Lawrenny	0	30	30		0	0	0	5	5	5	0	15	0
	<b>Total</b>	<b>0</b>	<b>30</b>	<b>30</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>15</b>	<b>0</b>

### Manorbier Station

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
HA848	Opposite Manorbier VC School, Manorbier	0	19	19		0	0	0	3	3	3	0	10	0
MA895	Land part of Buttylands, Manorbier	0	15	15		0	0	0	0	0	0	0	15	0
	<b>Total</b>	<b>0</b>	<b>34</b>	<b>34</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>25</b>	<b>0</b>

### New Hedges

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
HA813	Rear of Cross Park, New Hedges	0	30	30		0	0	0	0	0	0	0	30	0
	<b>Total</b>	<b>0</b>	<b>30</b>	<b>30</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>0</b>

## Newport

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
NP/09/488	Newport Garage, Newport	0	10	10		4	2	2	2	0	0	0	0	0
HA825	Feidr Eglwys, Newport	0	20	20		0	0	5	5	5	5	0	0	0
	<b>Total</b>	<b>0</b>	<b>30</b>	<b>30</b>		<b>4</b>	<b>2</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Saundersfoot

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
NP/06/0623	Jalna Hotel, Saundersfoot	0	9	9		9	0	0	0	0	0	0	0	0
MA777	Rear of Cambrian Hotel & the Cambrian Hotel	0	28	28		12	8	4	4	0	0	0	0	0
NP/033/91	Land adj Ridgeway and Incline Saundersfoot	0	20	9		0	1	0	0	0	0	0	8	0
	<b>Total</b>	<b>0</b>	<b>57</b>	<b>46</b>		<b>21</b>	<b>9</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>

### Solva

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
HA384	Adj Bro Dawel Solva	0	18	18		0	0	0	0	0	0	0	18	0
	Land at Ynys Dawel	0	7	7		0	0	0	0	0	0	0	7	0
HA792	Bank House, Whitchurch Lane, Solva	0	12	12		0	0	0	0	4	0	0	8	0
	<b>Total</b>	<b>0</b>	<b>37</b>	<b>37</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>

### St Davids

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
HA385	North of Twr y Felin, St Davids	1	22	8		3	3	2	0	0	0	0	0	0
HA737	West of Glasfryn Road, St Davids	0	90	90		0	0	0	0	10	20	0	60	0
HA789	Adj Ysgol Bro Dewi, Nun Street, St Davids	0	10	10		0	0	0	0	0	0	0	10	0
	<b>Total</b>	<b>1</b>	<b>122</b>	<b>108</b>		<b>3</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>10</b>	<b>20</b>	<b>0</b>	<b>70</b>	<b>0</b>

## St Ishmaels

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr Astudiath ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
NP/08/60	North Burgage Green Close, St Ishmaels	0	5	2		0	0	0	0	0	0	0	2	0
NP/03/519	Butterhill Farm	0	6	1		1	0	0	0	0	0	0	0	0
MA733	Adj School, St Ishmaels	0	40	40		0	0	4	4	4	4	0	24	0
	<b>Total</b>	<b>0</b>	<b>51</b>	<b>43</b>		<b>1</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>26</b>	<b>0</b>

## Tenby

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr Astudiath ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
HA377	Brynhir, Tenby	0	168	168		0	0	0	0	0	0	0	168	0
NP/96/105	Haytor Gardens, Tenby	1	17	0		0	0	0	0	0	0	0	0	0
HA723	Former Cottage Hospital, Tenby	0	10	10		0	0	5	5	0	0	0	0	0
HA724	Rectory Car Park, Tenby	0	50	50		0	0	0	0	0	10	0	40	0
HA727	West Narberth Road, Tenby	0	25	25		0	0	0	0	0	0	0	25	0
HA752	Butts Field Car Park, Tenby	0	80	80		0	0	0	0	0	0	0	80	0
HA760	Reservoir Site, Tenby	0	12	12		0	0	0	0	0	0	0	12	0
MA707	White Lion/Deer Park, Tenby	0	64	64		39	0	14	11	0	0	0	0	0
MA710	Sergeant's Lane, Tenby	0	5	5		0	0	0	0	0	5	0	0	0
NP/07/218	Fountain's Café, Tenby	3	19	10		10	0	0	0	0	0	0	0	0
NP/09/064	Fountain's Café Affordable Site, Tenby	0	5	5		0	0	5	0	0	0	0	0	0
	<b>Total</b>	<b>4</b>	<b>476</b>	<b>439</b>		<b>49</b>	<b>0</b>	<b>24</b>	<b>16</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>325</b>	<b>0</b>

### The Rhos

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 <sup>+</sup>	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
NP/05/331	Picton Home Farm, The Rhos	0	8	8		8	0	0	0	0	0	0	0	0
	<b>Total</b>	<b>0</b>	<b>8</b>	<b>8</b>		<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Trefin

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 <sup>+</sup>	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
HA738	North of Heol Crwys, Trefin	0	15	15		0	0	0	0	0	0	0	15	0
	<b>Total</b>	<b>0</b>	<b>15</b>	<b>15</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>

### Uzmaston

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2 <sup>+</sup>	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
NP/04/400	Boulston Manor	0	5	5		0	2	2	1	0	0	0	0	0
	<b>Total</b>	<b>0</b>	<b>5</b>	<b>5</b>		<b>0</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Whitchurch

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
NP/05/509	Rear of Caeglas and Llygod yr Haul, Whitchurch	0	5	3		0	1	1	1	0	0	0	0	0
	<b>Total</b>	<b>0</b>	<b>5</b>	<b>3</b>		<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### PCNPA Total

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remg	Hectares Rmng	U/C	Categorisation					2	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyferiad	Unedau a Adeiladwyd Ers yr AstudiARTH ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	Hectaurau sydd ar ol	W/A	2015	2016	2017	2018	2019			
<b>Broad Haven</b>	<b>Total</b>	<b>0</b>	<b>43</b>	<b>43</b>		<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>9</b>	<b>9</b>	<b>0</b>	<b>21</b>	<b>0</b>
<b>Crymch</b>	<b>Total</b>	<b>0</b>	<b>18</b>	<b>18</b>		<b>0</b>	<b>10</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Dale</b>	<b>Total</b>	<b>0</b>	<b>12</b>	<b>12</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>
<b>Dinas Cross</b>	<b>Total</b>	<b>0</b>	<b>12</b>	<b>12</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>
<b>Herbrandston</b>	<b>Total</b>	<b>0</b>	<b>40</b>	<b>40</b>		<b>5</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>
<b>Jameston</b>	<b>Total</b>	<b>1</b>	<b>46</b>	<b>45</b>		<b>2</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>10</b>	<b>0</b>	<b>21</b>	<b>0</b>
<b>Lawrenny</b>	<b>Total</b>	<b>0</b>	<b>30</b>	<b>30</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>15</b>	<b>0</b>
<b>Manorbier Station</b>	<b>Total</b>	<b>0</b>	<b>34</b>	<b>34</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>25</b>	<b>0</b>
<b>New Hedges</b>	<b>Total</b>	<b>0</b>	<b>30</b>	<b>30</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>0</b>
<b>Newport</b>	<b>Total</b>	<b>0</b>	<b>30</b>	<b>30</b>		<b>4</b>	<b>2</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Saundersfoot</b>	<b>Total</b>	<b>0</b>	<b>57</b>	<b>46</b>		<b>21</b>	<b>9</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>
<b>Solva</b>	<b>Total</b>	<b>0</b>	<b>37</b>	<b>37</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>
<b>St Davids</b>	<b>Total</b>	<b>1</b>	<b>122</b>	<b>108</b>		<b>3</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>10</b>	<b>20</b>	<b>0</b>	<b>70</b>	<b>0</b>
<b>St Ishmaels</b>	<b>Total</b>	<b>0</b>	<b>51</b>	<b>43</b>		<b>1</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>26</b>	<b>0</b>
<b>Tenby</b>	<b>Total</b>	<b>4</b>	<b>476</b>	<b>439</b>		<b>49</b>	<b>0</b>	<b>24</b>	<b>16</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>325</b>	<b>0</b>
<b>The Rhos</b>	<b>Total</b>	<b>0</b>	<b>8</b>	<b>8</b>		<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Trefin</b>	<b>Total</b>	<b>0</b>	<b>15</b>	<b>15</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>



<b>Uzmaston</b>	<b>Total</b>	<b>0</b>	<b>5</b>	<b>5</b>		<b>0</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Whitchurch</b>	<b>Total</b>	<b>0</b>	<b>5</b>	<b>3</b>		<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>PCNPA Total</b>	<b>6</b>	<b>1071</b>	<b>998</b>		<b>93</b>	<b>34</b>	<b>62</b>	<b>49</b>	<b>50</b>	<b>75</b>	<b>0</b>	<b>625</b>	<b>0</b>

## Appendix 2 – Past Completion Data

Year	Number of Homes completed on		
	Large Sites	Small Sites	Total Completions
2007	27	28	55
2008	67	38	105
2009	53	33	86
2010	18	19	37
2011	6	20	26
2012	10	16	26
2013	17	9	26
2014	6	37	43

## Appendix 3 – Previous Land Supply Data

Year	5 year supply – Number of homes (TAN1 categories)			Number of years supply	Supply beyond 5 years – Number of homes	
	1	2	2*		3i	3ii
2007	134	71	0	**6.1	187	0
2008	60	118	0	**5.4	186	0
2009	15	148	0	**5.7	203	0
2010	9	111	0	**4.5	242	0
2011	53	330	0	3.8	684	0
2012	53	337	0	3.5	618	0
2013	96	287	0	2.96	636	0
2014	127	236	0	2.66	625	0

\*\*Note that from 2007-2010 PCNPA data was incorporated within a joint study with Pembrokeshire County Council. There was no separate land supply table within these studies.