

# Pembrokeshire Coast National Park Authority

## Joint Housing Land Availability Study 2016

**Between Pembrokeshire Coast National Park Authority**

**And**

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



**July 2016**

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## 1. Summary

- 1.1 This is the Pembrokeshire Coast National Park Authority Joint Housing Land Availability Study (JHLAS) for 2016 which presents the housing supply for the area at the base date of 1<sup>st</sup> April 2016. It replaces the report for the previous base date of 1<sup>st</sup> April 2015.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* (PPW) and Technical Advice Note 1 (TAN 1). 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://gov.wales/topics/planning/policy/ppw/?lang=en> (Planning Policy Wales)
- <http://gov.wales/topics/planning/policy/tans/tan1/?lang=en> (Technical Advice Note 1)
- 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 2.1 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 between 10<sup>th</sup> and 27<sup>th</sup> May 2016. Comments were provided by the Home Builders Federation within this period. A further consultation was undertaken between 10<sup>th</sup> and 17<sup>th</sup> June 2016. Comments were provided by the Home Builders Federation and Pembrokeshire housing Association. A Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group was submitted to the Welsh Government on 14<sup>th</sup> July 2016.

1.6 All matters were agreed following the consultation and set out in the SoCG.

1.7 This JHLAS report has been prepared on the basis of the SoCG.

## 2. Housing Land Supply

2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.

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

**Table 1 – Identified Housing Land Supply**

<b>Housing Land Supply (1<sup>st</sup> April 2015 to 1<sup>st</sup> April 2020) – Large Sites</b>						
		<b>5 Year Land Supply (TAN 1 Categories)</b>		<b>Beyond 5 Years</b>		
	Proposed homes	1	2	3	4	Homes completed since last study
<b>Total</b>	<b>938</b>	<b>62</b>	<b>281</b>	<b>0</b>	<b>595</b>	<b>18</b>

2.3 Five year land supply breakdown (ie Categories 1 and 2):

Private	151
Public	0
Housing Association	192
<b>Total</b>	<b>343</b>

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

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

2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	<b>Total</b>
16	16	37	17	29	114

2.5 The overall **total 5 year land supply** (large and small sites) is **457**.

**Table 3 - Five Year Land Supply Calculation**

<b>A</b>	<b>Total Housing Requirement</b> (as set out in the adopted Development Plan)	<b>1600</b>
<b>B</b>	Completions 01/04/2007 to 31/03/2015 (large and small sites)	<b>485</b>
<b>C</b>	Residual Requirement (A-B)	<b>1115</b>
<b>D</b>	5 Year Requirement (C/no of years remaining in Plan period x 5)	<b>1115</b>
<b>E</b>	Annual Need (D/5)	<b>223</b>
<b>F</b>	Total 5 Year Land Supply	<b>457</b>
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>2.1</b>

## Appendix 1 – Site Schedules

### Broad Haven

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
MA766	North east of Marine Road, Broad Haven	35	35	0	0	35	0	0
NP/14/0681	South of Driftwood Close (Land off Walton Road), Broad Haven	10	10	0	0	0	0	10
<b>Total</b>		<b>45</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>0</b>	<b>10</b>

### Crymych

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/12/0615	Former Council Depot Site, Crymych	18	18	0	18	0	0	0
<b>Total</b>		<b>18</b>	<b>18</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Dale

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA382	Castle Way, Dale	12	12	0	0	0	0	12
<b>Total</b>		<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>

### Dinas Cross

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years

HA387	Opposite Bay View Terrace, Dinas Cross	12	12	0	0	0	0	12
<b>Total</b>		<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>

## Herbrandston

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA732	East of Herbrandston Hall, Herbrandston	12	12	0	0	0	0	12
NP/07/344	Site of the former Sir Benfro Hotel, Herbrandston	28	28	0	5	23	0	0
<b>Total</b>		<b>40</b>	<b>40</b>	<b>0</b>	<b>5</b>	<b>23</b>	<b>0</b>	<b>12</b>

## Jameston

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/11/381	Adjacent to Landway Farm (May Park) Jameston	6	2	3	1	1	0	0
HA730	Opposite Bush Terrace, Jameston	35	35	0	0	20	0	15
NP/15/0287	Green Grove, Jameston	9	9	0	0	9	0	0
<b>Total</b>		<b>50</b>	<b>46</b>	<b>3</b>	<b>1</b>	<b>30</b>	<b>0</b>	<b>15</b>

## Lawrenny

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA559	Adjacent to Home Farm, Lawrenny	30	30	0	0	15	0	15
<b>Total</b>		<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>15</b>

## Little Haven

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/10/511	Blockett Lane, Little Haven	6	6	0	0	0	0	6
<b>Total</b>		<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>

## Manorbier Station

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA848	Opposite Manorbier VC School, Manorbier Station	19	19	0	0	9	0	10
MA895	Part of Buttylands, Manorbier Station	15	15	0	0	15	0	0
<b>Total</b>		<b>34</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>10</b>

## New Hedges

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/14/0479	Off Trevayne Road, New Hedges	31	31	0	0	10	0	21
<b>Total</b>		<b>31</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>21</b>

## Newport

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/09/488	Newport Garage, Newport	10	9	1	9	0	0	0
NP/15/0194	Feidr Eglwys, Newport	35	35	0	0	35	0	0
<b>Total</b>		<b>45</b>	<b>44</b>	<b>1</b>	<b>9</b>	<b>35</b>	<b>0</b>	<b>0</b>



## Saundersfoot

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/12/0054	Cambrian Hotel, Saundersfoot	29	16	0	0	0	0	16
NP/14/0439	Ocean Point, Saundersfoot	20	9	0	2	2	0	5
<b>Total</b>		<b>49</b>	<b>25</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>21</b>

## Solva

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA384	Adjacent to Bro Dawel, Solva	18	18	0	0	0	0	18
HR/6124	Ynys Dawel, Solva	6	6	0	0	0	0	6
HA792	Bank House, Solva	12	12	0	0	0	0	12
<b>Total</b>		<b>36</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36</b>

## St Davids

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA/385	North of Twr-y-Felin, St Davids	22	3	2	0	0	0	3
HA737	West of Glasfryn Road, St Davids	90	90	0	0	30	0	60
HA789	Adj Ysgol Bro Dewi, St Davids	10	10	0	0	0	0	10
<b>Total</b>		<b>122</b>	<b>103</b>	<b>2</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>73</b>

## St Ishmaels

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
MA733	Adj the School, St Ishmaels	40	40	0	0	27	0	13
<b>Total</b>		<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>13</b>

## Tenby

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA377	Brynhir, Tenby	168	168	0	0	20	0	148
NP/15/0145	Former Cottage Hospital, Tenby	10	10	0	0	10	0	0
HA724	Rectory Car Park, Tenby	50	50	0	0	0	0	50
HA727	West of Narberth Road, Tenby	25	25	0	0	0	0	25
HA752	Butts Field Car Park, Tenby	80	80	0	0	0	0	80
HA760	Reservoir Site, Tenby	12	12	0	0	0	0	12
NP/11/069	White Lion Street/Deer Park/Delphi, Tenby	64	25	0	12	13	0	0
MA710	Sergeant's Lane, Tenby	5	5	0	0	0	0	5
NP/09/064	Fountains Café Site, Tenby	19	0	10	0	0	0	0
<b>Total</b>		<b>433</b>	<b>375</b>	<b>10</b>	<b>12</b>	<b>43</b>	<b>0</b>	<b>320</b>

## Trefin

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
HA738	North of Heol Crwys, Trefin	15	15	0	0	0	0	15
<b>Total</b>		<b>15</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>

## Countryside

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
NP/04/400	Boulston Manor, Haverfordwest	5	5	0	0	1	0	4
NP/05/509	R/o Caeglas and Llygad yr Haul, Whitchurch, Solva	5	2	1	1	1	0	0
NP/13/0086	Near Belle Vue, Rosebush	5	5	0	0	5	0	0
NP/14/0184	Adj Glanrhyd House, Glanrhyd, Nevern	6	6	0	6	0	0	0
NP/14/0461	Town Meadow, Marloes	8	8	0	8	0	0	0
NP/03/519	Butterhill Farm, St Ishmaels	6	0	1	0	0	0	0
<b>Total</b>		<b>35</b>	<b>26</b>	<b>2</b>	<b>15</b>	<b>7</b>	<b>0</b>	<b>4</b>

## All

Ref	Site Name	Total Units	Units remaining	No units built since last study	Cat 1: U/C	Cat 2: Comp within 5 years	Cat 3: Not £ viable	Cat 4: Dev after 5 years
<b>Broad Haven</b>		<b>45</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>0</b>	<b>10</b>
<b>Crymych</b>		<b>18</b>	<b>18</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Dale</b>		<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>
<b>Dinas Cross</b>		<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>
<b>Herbrandston</b>		<b>40</b>	<b>40</b>	<b>0</b>	<b>5</b>	<b>23</b>	<b>0</b>	<b>12</b>
<b>Jameston</b>		<b>50</b>	<b>46</b>	<b>3</b>	<b>1</b>	<b>30</b>	<b>0</b>	<b>15</b>
<b>Lawrenny</b>		<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>15</b>
<b>Little Haven</b>		<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
<b>Manorbier Station</b>		<b>34</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>10</b>
<b>New Hedges</b>		<b>31</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>21</b>
<b>Newport</b>		<b>45</b>	<b>44</b>	<b>1</b>	<b>9</b>	<b>35</b>	<b>0</b>	<b>0</b>
<b>Saundersfoot</b>		<b>49</b>	<b>25</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>21</b>
<b>Solva</b>		<b>36</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36</b>
<b>St Davids</b>		<b>122</b>	<b>103</b>	<b>2</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>73</b>
<b>St Ishmaels</b>		<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>13</b>
<b>Tenby</b>		<b>433</b>	<b>375</b>	<b>10</b>	<b>12</b>	<b>43</b>	<b>0</b>	<b>320</b>
<b>Trefin</b>		<b>15</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>
<b>Countryside</b>		<b>35</b>	<b>26</b>	<b>2</b>	<b>15</b>	<b>7</b>	<b>0</b>	<b>4</b>
<b>Total</b>		<b>1053</b>	<b>938</b>	<b>18</b>	<b>62</b>	<b>281</b>	<b>0</b>	<b>595</b>

## Appendix 2 – Past Completion Data

Year	Number of homes completed on		
	Large Sites	Small Sites	Total Completions
2011	6	20	26
2012	10	16	26
2013	17	9	26
2014	6	37	43
2015	73	17	90
2016	18	29	47

## 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		3	4
2011	46	254	3.8	0	684
2012	53	390	3.5	0	618
2013	32	337	2.96	0	636
2014	93	270	2.66	0	625
2015	45	305	1.8	0	598
2016	62	281	1.5	0	595