

**PEMBROKESHIRE COUNTY COUNCIL  
JOINT HOUSING LAND AVAILABILITY STUDY**

**2018**

**BETWEEN PEMBROKESHIRE COUNTY COUNCIL LPA  
AND THE STUDY GROUP:  
THE HOME BUILDERS FEDERATION  
PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY  
PERSIMMON HOMES WEST WALES  
PEMBROKESHIRE HOUSING ASSOCIATION  
TAI CANTREF AND  
DWR CYMRU WELSH WATER**

**PUBLICATION DATE: 14<sup>th</sup> January 2019**



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## 1.0 Introduction

- 1.1 This is the Pembrokeshire County Council Joint Housing Land Availability Study for 2018 which presents the housing land supply for the area at the base date of 1st April 2018. It replaces the report for the previous base date of 1<sup>st</sup> April 2017.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* 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)
- 1.3 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 TAN 1 Pembrokeshire County Council had a **4.5 year** housing land supply at the base date for the survey of 1 April 2018.

## Involvement

- 1.4 The housing land supply has been assessed in consultation with:
  - Home Builders Federation (HBF)
  - Persimmon Homes West Wales (PHWW)
  - Pembrokeshire Coast National Park Authority (PCNPA)
  - Dwr Cymru Welsh Water (DCWW)
  - Pembrokeshire Housing Association (PHA)
  - Tai Cantref (TC)

## Report production

- 1.5 Pembrokeshire County Council issued draft site schedules and site proformas for consultation between 1<sup>st</sup> October and the 8th October 2018. Comments were provided by the HBF and DCWW within this period. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 8th November 2018.
- 1.6 As a consensus was not achieved on all the disputed matters it was necessary for the Planning Inspectorate to review these matters. (6 sites).
- 1.7 The Planning Inspectorate subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including

recommendations on the points of dispute. The Planning Inspectorate's recommendations were considered by Welsh Government, relevant amendments were made to the site schedules by Pembrokeshire County Council and this information has been incorporated into this report.

## 2.0 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 County Council Local Development Plan (up to 2021), adopted on 28/02/2013.

**Table 1 – Identified Housing Land Supply**

<b>Housing Land Supply (1st April 2015 to 1st 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
Total	7585	229	2645	0	3078	286

- 2.3 Five year land supply breakdown (i.e. Categories 1 and, 2):

Private	2346
Public	0
Housing Association	528
<b>Total</b>	<b>2874</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**

2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	<b>Total</b>
145	178	181	85	55	<b>644</b>

- 2.5 The overall **total 5 year land supply** (large + small sites) is **3518** (2874+644)

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

<b>H</b>	<b>Total LDP Housing Requirement</b> (period 2011-2021)	<b>5724</b>
<b>N</b>	Number of years left in JHLAS period after the Plan period expires	<b>2</b>
<b>P</b>	Total number of years in Plan period	<b>8</b>
<b>C</b>	Completions from start of Plan period 01/04/2011 to 31/03/2017 (large and small sites)	<b>2703</b>
	(HxN)/P	<b>890.4</b>
	H-C	<b>3021</b>
<b>E</b>	$(715.5+3307)/5$ 1431	<b>782</b>
<b>F</b>	Total 5 Year Land Supply	<b>3518</b>
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>4.5</b>

Appendix 1: Site Schedules

Reference	PA reference	Site Name	Settlement	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
000/00420	17/0513/PA	County Hotel	HAVERFORDWEST	10	10	0	10	10	0	0
000/00768	15/1224/PA	Park House Court	NEW HEDGES	160	143	11	0	132	0	0
000/01008	09/1260/PA	Fenton Barns	CRUNDALE	23	7	2	2	3	0	0
000/01033	10/0692/PA	Avalleau House	HAVERFORDWEST	25	25	0	0	25	0	0
000/01043	03/1548/PA	Denant Farm Dreenhill	HAVERFORDWEST	9	9	0	3	5	0	0
000/01055	03/0796/PA	Land adj Grahams Builders	HAVERFORDWEST	52	52	0	0	0	0	0
000/01122	04/0491/PA	Forest Farm	CILGERRAN	6	5	0	0	0	0	5
000/01152		Caerseagan	ST NICHOLAS	5		5				
000/01202	10/0676/PA	Wolfsdale Hall	CAMROSE	7	3	0	1	2	0	0
000/01231	07/0418/PA	Outbuildings at Plas	WHITCHURCH	6	6	0	5	1	0	6
000/01287	07/1521/PA	Brynawelon Hotel	LETTERSTON	20	20	0	11	9	0	0
000/01290	08/0962/PA	Lammas, Pontygafel	GLANDWR	9	3	1	2	0	0	0
000/01323	09/1144/PA	Land at East Moor Park	ROCH	9	1	0	0	1	0	0
000/01417	12/1034/PA	DJs Nightclub & Shangrila Flats	PENALLY	11	11	0	0	11	0	0
000/01419	15/0464/PA	Land off Langford Rd	JOHNSTON	26	26	0	26	0	0	0
000/01420	15/1012/PA	Land at Square & Compass	SQUARE & COMPASS	6	6	0	2	4	0	0
000/01421	15/1052/PA	North of Maesbryn	LLANDISSILIO	6	6	0	0	6	0	0
001/00008	04/1277/PA	ENC 9222,PENRHIW	ABERCYCH	16	16	0	0	0	0	16
154/00001	09/0556/PA	Phase 2, Barnlake Point	BARNLAKE	30	30	0	0	30	0	0
003/00012	10/0987/PA	New Rd/P Green	BEGELLY	27	7	0	0	0	0	7
003/00024	11/0687/PA	North of New Road	BEGELLY	50	50	0	0	50	0	0
003/00025	12/0803/PA	West of Barley Park	BEGELLY	26	26	0	0	26	0	0
003/00026	11/0687/PA	Ext on the New Rd Site	BEGELLY	65	65	0	0	0	0	65
003/00037	14/0155/PA	North of Brookfield Villas	BEGELLY	20	12	7	5	0	0	0
003/00038	14/0327/PA	East of the Cottage	BEGELLY	8	8	0	0	8	0	0
006/00003	LDP	Adjacent to Hafod	BLAENFFOS	10	10	0	0	10	0	0
007/00047	05/1443/PA	Old Station Yard	BONCATH	30	30	0	0	0	0	30
007/LDP/01	LDP	North of Cilfan y Coed	BONCATH	17	17	0	0	17	0	0
008/LDP/01	LDP	Northwest Lyndhurst Avenue	BROADMOOR	12	12	0	0	0	0	12
012/00004	14/0821/PA	Land to the S of Kiln Park	BURTON FERRY	8	7	0	0	7	0	0
014/00026	15/0312/PA	Land S of Beech Grove	CAMROSE	15	4	3	1	0	0	0
015/00006	07/1432/PA	Plot 2, Runway Garage	CAREW	8	3	0	0	0	0	3
015/00022	LDP	South of the Plough Inn	CAREW	49	27	1	1	25	0	0
015/00024	11/1194/PA	PCNPA Caravan Site	CAREW	100	100	0	0	100	0	0

015/00029	13/0585/PA	Clynderwen & Cardiganshire Farmers LTD	CAREW	6	6	0	0	6	0	0
020/00062	LDP	Adjacent to Holly Lodge	CILGERRAN	30	30	0	10	20	0	0
022/00012	15/0866/PA	West of Ash Grove	CLARBESTON ROAD	21	12	4	0	8	0	0
022/00018	09/1215/PA	Site adj Memorial Hall	CLARBESTON ROAD	24	2	0	0	2	0	0
152/LDP/01	15/0166/PA	Depot Site	CLUNDERWEN	50	50	0	0	50	0	0
025/00028	LDP	South of Tinkers Fold	COSHESTON	6	6	0	0	6	0	0
025/00039	07/1330/PA	Land at West Park	COSHESTON	6	3	0	2	1	0	0
028/00012	LDP	North of the Forge	CROESGOCH	20	20	0	0	20	0	0
028/00013	LDP	East of the Forge	CROESGOCH	22	22	0	0	11	0	11
029/00013	17/0412/PA	Dingle Lane	CRUNDALE	40	7	3	4	0	0	0
029/00014	12/0776/PA	Opposite Woodholm Close	CRUNDALE	11	11	0	1	10	0	0
029/00017	14/0759/RM	Cardigan Slade	CRUNDALE	62	23	23	0	0	0	0
030/00019	15/0728/PA	Adjoining Crug yr Efydd	CRYMYCH	27	24	3	2	19	0	0
030/00039	15/1014/PA	OS 3337, Hermon Road	CRYMYCH	10	1	0	1	0	0	0
030/00043	12/0629/PA	Between the School & Station Rd	CRYMYCH	60	60	0	0	30	0	30
030/00055	13/1009/PA	West of Greenacres	CRYMYCH	14	14	0	1	13	0	0
030/LDP/01	LDP	East of Waunaeron	CRYMYCH	35	35	0	0	0	0	35
033/00035	09/0992/PA	South West of the School	EGLWYSWRW	15	15	0	0	0	0	15
034/00099	15/0203/PA	Delfryn, Heol Penlan, Stop & Call	GOODWICK	9	9	0	0	9	0	0
034/00109	08/114/PA	OS 8527 opposite Crowstone	GOODWICK	19	15	0	0	0	0	15
034/00165 & 034/00215	LDP	East of & Maesgwynne Farm	FISHGUARD	341	317	0	0	20	0	297
034/00167	97/0396/PA	Land adj Dyfryn Garage	GOODWICK	6	1	0	0	0	0	0
034/00257	05/0844/PA	The Old Frenchmans Hotel	FISHGUARD	10	10	0	10	0	0	0
034/00292	05/1198/PA	Main Street	GOODWICK	41	41	0	2	0	0	39
034/00333	17/0259/PA	Pen Wallis	FISHGUARD	30	30	13	15	2	0	0
034/LDP/01	LDP	Old Infants School	FISHGUARD	21	21	0	0	21	0	0
035/00021	03/0382/PA	Land off Targate Road	FREYSTROP	10	4	1	1	2	0	0
040/00077	06/0063/PA	Area of Land Behind City Rd	HAVERFORDWEST	130	57	0	2	0	0	55
040/00106	D2/94/0745	Scarrowscant/Glenover	HAVERFORDWEST	220	143	2	2	98	0	40
040/00273 and 040/00274	12/0830/PA	Slade Lane North & South	HAVERFORDWEST	729	729	0	0	240	0	489
040/00275	PEMBS UDP	Shoals Hook Lane	HAVERFORDWEST	277	277	0	0	0	0	277
040/00364	09/0072/PA	8 & 8a Spring Gardens	HAVERFORDWEST	6	6	0	6	0	0	0
040/00373	10/0207/PA	Calvary Church	HAVERFORDWEST	17	17	0	0	0	0	17
040/00386	13/0854/PA	Land at Albert Town	HAVERFORDWEST HA	110	110	0	0	110	0	0
040/00394		Arranmore, New Road	HAVERFORDWEST	5	2	2				
040/00397	12/0891/PA	Former Imperial Garages	HAVERFORDWEST	58	58	0	0	58	0	0
040/00411	16/0434/PA	Pembroke House Hotel	HAVERFORDWEST	23	23	2	21	0	0	0
040/00424	18/0094/PA	Land off Slade Lane	HAVERFORDWEST	24	24	0	0	24	0	0

041/LDP/01	LDP	Land Opposite Barrowgate	HAYSCASTLE CROSS	6	6	0	0	6	0	0
042/00013	07/1441/PA	OS 709	HERMON	26	26	0	0	0	0	26
044/00015	10/0997/PA	Adjacent Shangrila	HOOK	41	28	0	0	0	0	28
044/00050	LDP	R/O Pill Road	HOOK	13	13	6	0	7	0	0
044/00063	12/1201/PA	Barn Farm	HOOK	10	9	3	0	6	0	0
045/00008	11/0430/PA	Houghton Nursery	HOUGHTON	15	15	0	1	0	0	14
046/00015	LDP	East of Bentlass Rd	HUNDLETON	32	29	4	1	24	0	0
047/LDP/01	LDP	Rear of Beggars Roost & Sunnyside	JEFFREYSTON	18	18	0	0	0	0	18
048/00017	PEMBS UDP	Pond Bridge Farm	JOHNSTON	137	63	13	7	43	0	0
048/00038	LDP	Adj to Milford Road	JOHNSTON	120	120	0	0	0	0	120
048/00050	15/0225/PA	Land Off A477	JOHNSTON	13	6	0	2	2	0	0
049/00024	07/0916/PA	Land adj West Lane Close	KEESTON	35	21	5	1	15	0	0
050/00041	LDP	Land West of Stepside School	KILGETTY	19	19	0	0	19	0	0
050/00042	15/0137/PA	Ext James Park & Cotswold Gardens	KILGETTY	75	20	14	0	6	0	0
050/00043	LDP	Land to rear of Newton Hall	KILGETTY	26	26	0	0	0	0	26
050/00044	LDP	Land South of Kilvelgy Park	KILGETTY	20	20	0	0	0	0	20
052/00011	LDP	South of Cleggars Park	LAMPHEY	55	55	0	0	0	0	55
053/00009	LDP	Court Meadow	LETTERSTON	90	90	1	0	0	0	89
053/00052	13/0356/PA	Former Go-Kart Track	LETTERSTON	23	23	0	1	22	0	0
057/LDP/01	LDP	North of the Village Hall	LLANDDEWI VELFREY	12	12	0	0	0	0	12
060/00036	10/1207/PA	Llandissillio Tractors	LLANDISSILIO	5	5	0	0	0	0	5
060/LDP/01	LDP	Pwll Quarry Cross	LLANDISSILIO	25	25	0	0	0	0	25
063/00024	LDP	Opposite the Kilns	LLANGWM	75	75	0	0	0	0	75
081/LDP/01	LDP	Northwest of the Globe Inn	MAENCLOCHOG	30	30	0	0	0	0	30
085/LDP/01	LDP	South of the Woodturners	MATHRY	6	6	0	0	0	0	6
086/00095	LDP	Hubberston West of Silverstream	MILFORD HAVEN	50	50	0	0	0	0	50
086/00107	D2/74/1081	Liddeston Valley Estate	MILFORD HAVEN	72	1	0	1	0	0	0
086/00128	D2/90/0379	GreenMeadow Steynton	MILFORD HAVEN	81	14	5	1	11	0	0
086/00129	LDP	Beaconing Field	MILFORD HAVEN	149	149	0	0	0	0	149
086/00222	12/0685/PA	SW of the Meads	MILFORD HAVEN	93	93	0	0	45	0	48
086/00223	LDP	Thornton Road	MILFORD HAVEN HA	224	224	0	28	89	0	107
086/00226	12/0820/PA	East of Bunkers Hill	MILFORD HAVEN	75	15	10	0	5	0	0
086/00316		The Point, Hakin	MILFORD HAVEN	22	1	1				
086/00318	08/0368/PA	Castle Pill	MILFORD HAVEN	72	72	0	0	0	0	72
086/00335	10/1289/PA	Land at Cromwell Rd	MILFORD HAVEN	76	76	0	0	20	0	56
086/00351		Europa House, 115 Charles Street	MILFORD HAVEN	6	0	4				
086/00360	13/0824/PA	Land NE of Manchester Club	MILFORD HAVEN	10	10	0	0	10	0	0



088/00006	03/0891/PA	Old Mart Spring Gardens	NARBERTH	46	6	2	4	0	0	0
088/00070		1 Bridge Hill	NARBERTH	5	0	2				
088/00074	08/0098/PA	Dingle Farm	NARBERTH	33	33	0	0	33	0	0
088/00076	15/1044/PA	East of Northmead, Jesse Rd	NARBERTH	104	104	0	0	104	0	0
088/00077	09/0419/PA	Land adj Rushacre Farm	NARBERTH	55	55	0	1	54	0	0
088/00078	LDP	W of Bloomfield Gardens	NARBERTH	89	89	0	0	89	0	0
088/00348	13/0889/PA	Little Greenway, Station Road	NARBERTH	19	19	0	0	19	0	0
088/00352	10/0546/PA	Eastgate House, Jesse Road	NARBERTH	6	6	0	0	0	0	6
088/00353	16/0028/PA	Sunnybank Residential Home	NARBERTH	25	25	18	0	13	0	0
093/00066	LDP	East of Poppy Drive	NEYLAND	101	101	0	0	0	0	101
095/00119	12/0078/PA	Land to Rear of 100 South Road	PEMBROKE	5	5	0	0	5	0	0
095/00120	00/0275/PA	Greenacre Park	PEMBROKE	15	8	0	0	0	0	8
095/00144	LDP	North of Gibbas Way	PEMBROKE	70	70	0	0	50	0	20
095/00144	LDP	South of Gibbas Way	PEMBROKE	98	23	0	5	18	0	0
095/00147	10/01252/PA	Adj to Long Mains & Monkton Priory	PEMBROKE	169	139	0	0	139	0	0
095/00153	LDP	Adj to Monkton Swifts	PEMBROKE	118	118	0	0	0	0	118
095/00154	15/0144/PA	N & W of Railway Tunnel	PEMBROKE	141	34	26	8	0	0	0
095/00183	14/1093/PA	The Haygert Field	PEMBROKE	9	0	4	0	0	0	0
095/00225	13/0892/PA	Land South East of Golden Hill Road	PEMBROKE	29	29	0	0	29	0	0
095/00233	15/0541/PA	4 & 5 Rocky Park	PEMBROKE HA	13	13	9	4	0	0	0
095/00237	12/0515/PA	4, 5, 6 Castle Terrace, 7, 8 Northgate Street	PEMBROKE	16	16	0	0	16	0	0
095/00240	13/0291/PA	Springfield	PEMBROKE	5	3	0	1	2	0	0
096/00006		St Patricks Hill	PEMBROKE DOCK	13	0	1				
096/00011	D3/94/0270	Pennar Park	PEMBROKE DOCK	136	35	4	1	30	0	0
096/00231	12/0708/PA	North of Imble Lane	PEMBROKE DOCK HA	83	23	0	0	0	0	0
096/00233	LDP	E of Hill Farm	PEMBROKE DOCK	63	63	0	0	0	0	63
096/00238	LDP	North of Pembroke Rd	PEMBROKE DOCK	98	98	0	0	0	0	98
096/00274	13/0785/PA	Land N of Cleddau Bridge Hotel	PEMBROKE DOCK	5	5	0	0	5	0	0
096/00328	07/0670/PA	13, 15, 17, 19 to 23, Meyrick Street	PEMBROKE DOCK	22	22	0	0	22	0	0
096/00330	14/0429/PA	Commodore Hotel	PEMBROKE DOCK	31	31	0	0	31	0	0
096/00337	09/0847/PA	Land Adj to ASDA	PEMBROKE DOCK	7	7	0	0	0	0	7
096/00373	12/0708/PA	Imble Lane	PEMBROKE DOCK HA	100	100	0	0	100	0	0
096/00375	13/0619/PA	Land North of Cleddau	PEMBROKE DOCK	14	14	0	0	14	0	0
096/00385	15/0610/PA	The Olde School House	PEMBROKE DOCK	5	5	0	0	5	0	0
096/00387	14/1098/PA	Old Pennar School	PEMBROKE DOCK HA	15	10	10	0	0	0	0
097/LDP/01	14/0045/PA	North of the Paddock	PENALLY	8	8	0	0	8	0	0

097/LDP/02	LDP	Penally Heights	PENALLY	11	11	0	0	8	0	0
099/00045	13/1076/PA	East of Glenanne	PENTLEPOIR	6	6	0	0	6	0	0
099/00052/ 099/LDP/01	14/0270/PA	Land adj Coppins Lodge	PENTLEPOIR	49	23	0	4	19	0	0
099/00056	09/1193/PA	Holborn Farm	PENTLEPOIR	30	30	0	0	0	0	30
099/00059	16/0678/PA	The Old School	PENTLEPOIR	19	19	0	0	19	0	0
108/LDP/01	LDP	Opposite Bro Dewi	PUNCHESTON	6	6	0	0	6	0	0
108/LDP/02	LDP	West of Awelfa	PUNCHESTON	12	12	0	0	0	0	12
110/00015	14/0657/PA	Land at Maes Elwyn John	REYNALTON	7	7	0	2	5	0	0
113/00013	06/0159/PA	Robeston House	ROBESTON WATHEN	5	2	0	1	1	0	0
113/LDP/01	LDP	South of Robeston Court	ROBESTON WATHEN	14	14	0	0	0	0	14
114/00016	03/0620/PA	Part OS 6717, Church Rd	ROCH	21	1	1	0	0	0	0
114/LDP/01	LDP	East of Pilgrim's Way	ROCH	44	44	0	0	0	0	44
116/00029	13/0528/PA	3 The Beacon	ROSEMARKET	10	10	0	0	0	0	10
116/00031	13/0976/PA	Middle Street	ROSEMARKET	6	6	0	0	6	0	0
116/LDP/01	LDP	Opposite the Glades	ROSEMARKET	13	13	0	0	0	0	13
119/LDP/01	LDP	East of Hill Lane	SIMPSON CROSS	11	11	0	0	11	0	0
120/00018	12/0281/PA	NW of Wesley Way	SPITTAL	22	22	0	0	22	0	0
122/00035	LDP	Awel Y Mor Extension	ST DOGMAELS	44	33	0	0	33	0	0
123/00045	16/1056/PA	Ash Grove	ST FLORENCE	11	11	0	0	11	0	0
123/LDP/01	LDP	North of Parsons Green	ST FLORENCE	26	26	0	0	26	0	0
125/00009	05/1487/PA	St Twynells Farm	ST TWYNELLS	9	6	0	2	4	0	0
131/00021	03/1297/PA	Land adj Blaenfynton Farm	TEGRYN	30	25	0	1	0	0	24
132/00044	09/0188/PA	Land N of Village Green	TEMPLETON	22	15	4	1	10	0	0
132/LDP/01	LDP	South of the Boars Head Junction	TEMPLETON	28	28	0	0	28	0	0
134/00012	09/1194/PA	Land at Upper Thornton Farm	MILFORD HAVEN	10	9	0	1	8	0	0
135/00004	LDP	North of Bulford Rd	TIERS CROSS	23	23	0	0	23	0	0
144/00104	06/1459/PA	Land at OS 3428 WE	CLARBESTON ROAD	6	2	1	1	0	0	0
146/00012	09/0820/PA	Land at Green Lane	WATERSTON	6	6	0	0	6	0	0
149/LDP/01	LDP	Opposite Haul y Bryn	WOLFSCASTLE	30	30	0	0	15	0	15
				<b>7585</b>	<b>6225</b>	<b>231</b>	<b>229</b>	<b>2645</b>	<b>0</b>	<b>3078</b>

## Appendix 2 – Past Completion Data

Year	Number of homes completed on		
	Large Sites	Small Sites	Total Completions
<b>2014</b>	314	145	459
<b>2015</b>	410	178	588
<b>2016</b>	224	181	405
<b>2017</b>	280	85	365
<b>2018</b>	231	55	286

## Appendix 3 – Previous Land Supply Data

Year	5 year supply – Number of homes (TAN1 categories)		Numbers of years supply	Supply beyond 5 years – Number of homes	
	1	2		3	4
<b>2014</b>	133	2700	5.3	0	3623
<b>2015</b>	168	2593	5.0	0	3070
<b>2016</b>	124	2911	5.1	0	3078
<b>2017</b>	160	3304	5.1	0	2735
<b>2018</b>	229	2763	4.5	0	2960

## Adroddiad ar Gyd- astudiaeth Argaeledd Tir ar gyfer Tai

## Joint Housing Land Availability Study Report

gan Kym Scott BSc MSc

Swyddog o’r Arolygiaeth Gynllunio

Dyddiad: 14.12.2018

by Kym Scott BSc MSc

an officer of the Planning Inspectorate

Date: 14.12.2018

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Ref: JHLAS/18/N6845/516239

Local Planning Authority: Pembrokeshire County Council

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- This report concerns the Pembrokeshire County Council Joint Housing Land Availability Study (JHLAS) 2018.
  - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in November 2018.
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### Recommendation to the Welsh Ministers

1. That the 2018 JHLAS housing land supply figure for the Pembrokeshire County Council area be determined as 4.5 years.

### Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing<sup>1</sup>. The purpose of preparing a JHLAS is to:
  - Monitor the provision of market and affordable housing; and
  - Provide an agreed statement of residential land availability for development management purposes and for inclusion in the Annual Monitoring Report for the relevant Local Development Plan.
3. The Local Planning Authority and Study Group have not reached agreement on all matters and have prepared a Statement of Common Ground (SoCG) in accordance with TAN 1 ‘Joint Housing Land Availability Studies’ (2015).
4. The purpose of this report is to recommend an appropriate housing land supply figure to the Welsh Ministers in respect of the Pembrokeshire County Council area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence. The report has been prepared in line with section 7.6 of TAN 1 by an officer of the Planning Inspectorate.

### Main Issue

5. The SoCG confirms that there are 6 sites in dispute. The main issue is whether each of the units in dispute should count towards the five year housing land supply.

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<sup>1</sup> PPW Edition 9 paragraph 9.2.3

## Reasons

Adjacent to Hafod (Site ref. 006/00003) and North of Parsons Green (Site ref.123/LDP/01):

6. Both sites are allocated in the adopted Pembrokeshire County Council Local Development Plan (the LDP), and were first included in the land supply for the 2013 JHLAS. The site North of Parsons Green also benefits from an extant planning permission. Paragraph 4.4.5 of TAN 1 makes clear that where sites in Category 1 and/or 2 remain undeveloped for more than 5 consecutive years there should be a presumption to reclassify them into Category 3 or 4.
7. As the two sites were first included in the 2013 study, 2018 would be the fifth consecutive year of inclusion in the land supply. Whilst it may be necessary to revisit this question at the time of the next JHLAS, these sites have not remained undeveloped for more than five consecutive years at the base date of the 2018 study, and therefore, does not fall under the presumption to reclassify as per paragraph 4.4.5 of TAN 1.
8. I therefore, conclude that all 26 units at the North of Parsons Green site and all 10 units at the Adjacent to Hafod site should contribute towards the 5 year land supply figure.

Forest Farm, Cilgerran (Site ref. 000/01122), Houghton Nursey (Site ref. 045/00008), Court Meadow (Site ref. 053/00009) and 3 The Beacon (Site ref. 116/00029):

9. These four sites will be considered under the same principle, as all sites have been in the JHLAS for more than 5 consecutive years and I will therefore give consideration to paragraph 4.4.5 of TAN 1, and the presumption to reclassify. TAN 1 states that where sites in the land supply remain undeveloped for more than 5 years there should be a presumption to reclassify them into Category 3 or 4, unless there is an explanation, based on clear evidence, as to why they remain in Category 1 and/or 2.
10. **Forest Farm, Cilgerran (Site ref. 000/01122)**, there is no dispute that at the base date, the site has an extant planning permission and that permission satisfies the criteria set out in TAN 1 for inclusion in the JHLAS. The site was first included in the 2005 JHLAS.
11. At the study base date, the landowner has no immediate plans to begin development on the site. This is not contested by the HBF or the Council. Whilst the Council state that the units are capable of being delivered in 5 years, no evidence has been provided to support this position. In light of the comments from the landowner of the site, I do not consider that sufficient explanation has been given, nor clear evidence provided, to justify the continued inclusion of this site in the land supply, as is required by paragraph 4.4.5 of TAN 1. Consequently, I consider that all 5 units should be removed from the 5 year land supply.
12. I note that the landowner comments that the units may be developed as tourist accommodation in the future. Whilst it may be necessary to revisit this point at the time of the next JHLAS, this is not something to conclude on for the 2018 JHLAS.
13. **Houghton Nursey (Site ref. 045/00008)**, this site is allocated in the LDP and was first included in the land supply for the 2001 JHLAS. The site benefits from an extant planning permission.

14. At the base date, an authorised start has been made to the development. The HBF state nothing has been built in the past five years and this is not contested by the Council. The Council state that development can commence immediately as there are no barriers to delivery, though there has been no clear evidence provided to support that position. I do not consider that sufficient explanation, nor clear evidence, has been provided to justify inclusion of this site in the five year land supply as required by paragraph 4.4.5 of TAN 1. Therefore, I find that all 15 units should be removed from the 5 year land supply in line with the advice in TAN 1.
15. **Court Meadow (Site ref. 053/00009)**, this site is allocated in the LDP, and was first included in the 1999 JHLAS. This allocation, therefore, satisfies the criteria in TAN 1 for inclusion in the JHLAS. I note that there is some dispute over the status of planning permission on this site, however, as the site is to be reclassified this is not a matter for conclusion on the 2018 JHLAS.
16. It is not disputed that development on the site has not commenced. The agent stated that the estimated start date for development was October 2017, and the HBF argue that no units are under construction. Previous constraints on the site related to sewerage infrastructure, which Dŵr Cymru/Welsh Water confirm that improvements have now been completed.
17. I do not consider that clear evidence has been provided for the site to remain in Category 1, in order to satisfy the requirements of paragraph 4.4.5 of TAN 1. I therefore find that all 90 units should be removed from the land supply in line with the advice in TAN 1.
18. **3 The Beacon (Site ref. 116/00029)**, there is some dispute as to the status of planning permission on this site. The agent and Council agree that a technical start has been made and the permission implemented. The HBF dispute the Council and agent position that the planning permission has been implemented but produced no evidence to support this claim. I am therefore satisfied that the site benefits from an extant planning permission, which satisfies the criteria in TAN 1 for inclusion in the JHLAS. The site was first included in the 2008, and section 106 agreement was signed in 2010.
19. At the base date, it is not disputed that development has not started. The HBF state that no progress has been made over the past five years since the section 106 agreement was signed. The Council state that the site is capable of being delivered within 5 years. However, no clear evidence has been provided to support that position.
20. I do not consider that clear evidence has been provided as required by paragraph 4.4.5 of TAN 1. I therefore conclude that all 10 units should be removed from the five year land supply.

**Conclusion**

21. In light of the foregoing analysis I recommend that that housing land supply for the

Pembrokeshire County Council area as at 1 April 2018 is 4.5 years.

*K Scott*

**Planning Officer**